



AGENDA

NOTE: In the case of non-members, this agenda is for information only

- Committee** - **PLANNING COMMITTEE**
- Date & Time** - MONDAY, 11TH JUNE, 2012 AT 9.30 am
- Venue** - ANGLIA ROOM, THE CONFERENCE SUITE,
ELIZABETH HOUSE, DEREHAM

Members of the Committee requiring further information, or with specific questions, are asked to raise these with the appropriate officer at least two working days before the meeting. If the information requested is available, this will be provided, and reported to Committee.

NOTE

Ward Representatives wishing to speak on a particular application are asked to inform the Usher, Mrs H. Burlingham, well in advance and arrive at the meeting by **9.30am** as the items on which the public wish to speak will be taken first in order of the agenda.

IN THE EVENT OF DEFERRED ITEMS APPEARING ON THE AGENDA, WARD REPRESENTATIVES WILL BE NOTIFIED ACCORDINGLY IN ADVANCE.

THE ORDER OF THE MEETING WILL VARY TO ALLOW FOR PUBLIC SPEAKING AND WILL NOT FOLLOW THAT OF THIS AGENDA

PERSONS ATTENDING THE MEETING ARE REQUESTED TO TURN OFF MOBILE PHONES

VOTING:

If the first vote is lost in considering an application, a new proposal will be requested (eg a vote for approval, if lost, does not automatically mean “refused”). On a tied vote, the Chairman has a casting vote, if he/she wishes to use it. It is necessary for summary reasons for approvals or refusals to be identified in each case.

Member Services
Elizabeth House, Walpole Loke,
Dereham Norfolk, NR19 1EE
Date: Wednesday 30 May 2012

PLANNING POLICY NOTE

THE STRENGTH OF PLANNING POLICY IN DETERMINING PLANNING APPLICATIONS

The Planning process is set up, **IN THE PUBLIC INTEREST**, to protect the public from the unacceptable planning activities of private individuals and development companies. Planning is primarily concerned to deal with issues of land use and the way they affect the environment.

The Council has a DUTY, through the Planning & Compulsory Purchase Act 2004, to prepare **Local Development Documents (DPDs)** to provide a statutory framework for planning decisions. The **Development Plan** for Breckland **currently** consists of a suite of documents. The primary document which sets out the overarching planning strategy for the District and the local planning policies is the Core Strategy and Development Control Policies document. This was adopted by Breckland Council on 17th December 2009 and is the local starting point in the determination of planning applications. Breckland Council has also adopted its Site Specific Policies and Proposals DPD, on 19th January 2012. The document allocates specific areas of land for development and revised settlement boundaries.

Breckland's Plan contains the Council's planning policies, which must be consistent with Government policy which is currently the National Planning Policy Framework (NPPF) and accompanying technical guidance.

The full public scrutiny of the Council's proposals will give the Plan an exceptional weight when dealing with planning applications.

This shift towards a "Plan-led" planning system is a major feature of planning legislation. The Planning & Compulsory Purchase Act 2004, states that ***planning applications should be determined in accordance with the policies of the Plan, unless material considerations which are relevant to planning indicate otherwise.***

The NPPF states that the purpose of the planning system is to achieve sustainable development. The core planning principles contained within the NPPF are summarised as:

- To be genuinely plan led
- To drive and support sustainable economic development
- Seek high quality design
- Conserve and enhance the natural environment
- Encourage the effective use of land
- Conserve heritage assets

Unless there are special reasons to do otherwise, planning permissions "run with the land", and are NOT personal licences.

The factors to be used in determining applications will relate to the effect on the "public at large" and will NOT be those that refer to private interests.

Personal circumstances of applicants "will rarely" be an influencing factor, **and then, only** when the planning issues are "finely balanced".

THEREFORE we will:

- **acknowledge the strength of our policies,**
- **be consistent in the application of our policy, and**
- **if we need to adapt our policy, we should do it through the LDF process.**

Decisions which are finely balanced, and which contradict policy will be recorded in detail, to explain and justify the decision, and the strength of the material planning reasons for doing so.

LOCAL COUNCILS

OCCASIONALLY, THERE ARE CONFLICTS WITH THE VIEWS OF THE PARISH OR TOWN COUNCIL. WHY IS THIS?

We ask local parish and town councils to recognise that comments received are taken into account. Where we disagree with those comments it will be because:

- Districts look to "wider" policies, and national, regional and county planning strategy.
- Other consultation responses may have affected our recommendation.
- There is an honest difference of opinion.

PART A
ITEMS OPEN TO THE PUBLIC

	<u>Page(s)</u> <u>herewith</u>
1. <u>MINUTES</u> To confirm the minutes of the meeting held on 14 May 2012.	1 - 13
2. <u>APOLOGIES & SUBSTITUTES</u> To receive apologies for absence.	
3. <u>DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED</u> Members are asked at this stage to declare any interests they may have in any of the following items on the agenda. The Members' Code of Conduct requires that declarations include the nature of the interest and whether it is personal or prejudicial.	
4. <u>CHAIRMAN'S ANNOUNCEMENTS</u>	
5. <u>REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA</u> To consider any requests from Ward Members, officers or applicants to defer an application included in this agenda, so as to save any unnecessary waiting by members of the public attending for such applications.	
6. <u>URGENT BUSINESS</u> To note whether the Chairman proposes to accept any item as urgent business, pursuant to Section 100(B)(4)(b) of the Local Government Act 1972.	
7. <u>LOCAL DEVELOPMENT FRAMEWORK (STANDING ITEM)</u> To receive an update.	
8. <u>DEFERRED APPLICATIONS</u> To consider applications deferred at previous meetings including some, but not all, of those shown on the attached Schedule of Deferred Applications.	14
a) <u>Thompson : Demolition of Existing Detached Dwelling & Construction of Replacement Dwelling : Reference : 3PL/2012/0150/F</u> Report of the Director of Commissioning.	15 - 19

9. **SCHEDULE OF PLANNING APPLICATIONS**

Page(s)
herewith

20 - 49

To consider the Schedule of Planning Applications :

<u>Item No</u>	<u>Applicant</u>	<u>Parish</u>	<u>Page No</u>
1	Iceni Energy Ltd PLEASE NOTE THIS ITEM WILL NOT BE HEARD BEFORE 1.30 P.M	Snetterton	21-35
2	Mr Michael Cawley & Miss Mary-Lou Cawley	Mattishall	36-40
3	Whitbread Group PLC & Kier Horn	Thetford	41-45
4	Breckland Council	Thetford	46-49

10. **APPLICATIONS DETERMINED BY THE DIRECTOR OF COMMISSIONING**

50 - 68

Report of the Director of Commissioning

Members are requested to raise any questions at least two working days before the meeting to allow information to be provided to the Committee.

11. **APPEAL DECISIONS (FOR INFORMATION)**

APP/F2605/E/11/2163002 : 1 Church Street, Litcham, Kings Lynn, Norfolk, PE32 2NS : Appeal against the refusal to grant listed building consent for conversion of ancillary accommodation to two self-contained holiday lets : Reference : 3PL/2011/0151/LB
Decision : Appeal Dismissed

12. **ENFORCEMENT ITEMS**

69 - 72

Report of the Director of Commissioning.

Members are requested to raise any questions at least two working days before the meeting to allow information to be provided to the Committee.

13. **APPLICATIONS DETERMINED BY NORFOLK COUNTY COUNCIL (FOR INFORMATION)**

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BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

**Held on Monday, 14 May 2012 at 9.30 am in
Anglia Room, The Conference Suite, Elizabeth House, Dereham**

PRESENT

Councillor C Bowes
Mr T R Carter
Mr C. S. Clark
Councillor E. Gould
(Chairman)
Mr T.J. Lamb
Mrs J A North

Mr W. R. J. Richmond
Mr M. S. Robinson
Mr F.J. Sharpe
Mrs P.A. Spencer
Mr N.C. Wilkin (Vice-Chairman)
Mr P.J. Duigan (Substitute Member)

Also Present

Mr A.C. Stasiak (Ward
Representative)
Mr A.P. Joel (Ward
Representative)

Mr S. Askew - Applicant
Mr J.P. Cowen (Ward Representative)

In Attendance

Paul Jackson
Heather Burlingham
John Chinnery
Jane Osborne
Jeff Upton

Mike Brennan
Nick Moys
Mr Higgins

Planning Manager
Assistant Development Control Officer*
Solicitor & Standards Consultant
Committee Officer
Interim Planning & Building Control
Manager*
Principal Planning Officer*
Principal Planning Officer (Major Projects)*
Norfolk County Council Highways

* Capita Symonds for Breckland Council

Action By

42/12 MINUTES

The Minutes of the meeting held on 11 April 2012 were confirmed as a correct record and signed by the Chairman.

43/12 APOLOGIES & SUBSTITUTES

Apologies for absence had been received from Cllr Wassell, Cllr Duigan was in attendance as his substitute.

44/12 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED

Cllr Sharpe declared a personal interest in Agenda item 8(a), Deferred Application, Attleborough, by virtue of being the Executive Support Member for Assets & Strategic Development.

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Cllr Bowes declared a personal interest in Agenda Item 9, Schedule of Planning Applications, Items No. 9 and 10, Old Buckenham, as some of her family knew members of the applicant's family. All the other Councillors declared a personal interest too, by virtue of the fact that the applicant was a fellow Councillor. Cllr Askew declared a personal and prejudicial interest by virtue of being the applicant.

Cllr Richmond declared a personal interest in Agenda Item 9, Schedule of Planning Applications, Item No. 11, North Elmham by virtue of knowing the applicant.

45/12CHAIRMAN'S ANNOUNCEMENTS

The Chairman advised Members that as she was now the Executive Member for Planning & Environmental Services portfolio holder, the meeting would be chaired by Cllr Wilkin, the current Vice-Chairman.

Cllr Duigan thanked Cllr Gould for all her hard work during her time as Chairman of the Planning Committee, which she had carried out in a firm and good humoured way, and that she would be missed, sentiments which were echoed by all the Members.

Cllr Gould left the meeting. Cllr Wilkin took over as Chairman.

46/12LOCAL DEVELOPMENT FRAMEWORK (STANDING ITEM)

A presentation was given to Members prior to the commencement of the Committee on the National Planning Policy Framework (NPPF) by Phil Mileham, Senior Planning Policy Officer.

47/12DEFERRED APPLICATIONS

48/12ATTLEBOROUGH : PROPOSED RESIDENTIAL/EMPLOYMENT DEVELOPMENT, LONDON ROAD : APPLICANT : TAYLOR WIMPEY LTD : REFERENCE : 3PL/2011/0528/H

Cllr Sharpe declared a personal interest by virtue of being the Executive Support Member for Assets & Strategic Development.

Correspondence had been received by Members of the Planning Committee about the application.

A mixed residential and employment development was proposed on land at London Road, Attleborough, with a full application for the residential development and with an outline employment development.

Further consideration had been given to transport matters, in consultation with the applicant and the Highway Authority, along with concerns about the potential amenity impact of 2½ storey houses on London Road, following the application being deferred by the

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Planning Committee on 11 April 2012.

Additional representations had been received which consisted of a number of letters from local residents with objections to the proposed access locations and more general concerns over additional traffic in the town. A further letter had been received from Attleborough Town Council in which they reiterated their concerns along with the impact of additional traffic in the town and the proposed changes to the junction.

Mr Middleton, Attleborough Town Council, stated that the traffic issues reinforced the need for wider discussion of the proposal and for the overall plans to develop Attleborough over the next 15 years. Residents' concerns were endorsed. The Connaught Road proposals would not solve the problem. Data submitted was selective. If the application was approved they would have had over 500 houses approved since 2011. Additional housing would impact on the town. Cycle routes and paths in the town centre were narrow. The application was premature, was outside the Settlement Boundary, would have a severe impact and should be included in ASHAAP.

Mr. Matthews, Objector, represented residents of Kent Close, gardens of which backed onto the A11. He had witnessed accidents in the area. The application did nothing to protect their quality of life and urged that the application as presented be rejected.

Mr Osborn, Agent, advised that the scheme had to balance conflicting views. Traffic volumes had been surveyed and the scheme was based on facts, was cost effective and would have minimal affect on amenity. The Town Council and objectors had no objection to the principle of planning on the site. They appreciated that other developments would come forward in Attleborough. A financial contribution would be given. Designers had tried to exceed minimum standards and positive efforts had been made to be good neighbours. £49 million would be generated for the local economy which would be in the public interest.

Mr Stasiak, Ward Representative, gave apologies on behalf of Cllr Martin who was unable to attend. When asked whether NCC owned any land connected with the application, Mr Higgins, NCC Highways responded, that he was not aware of any. Mr Stasiak stated that the Town Council did not support the application. He queried information given by NCC Highways. A meeting had been held on 1 May 2012 when the pros and cons of the major traffic issues in Attleborough had been discussed. The old A11 was used by HGVs. At the Town Council meeting the Agent had scorned the idea of a roundabout. He believed it was a "cheap, quick fix". The applicant did not have land in their ownership to make a cycle way/footpath on that side of the road.

Some Members felt that traffic through Attleborough was far more

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excessive than that depicted on a photograph shown during the presentation.

It was one Councillor's belief that to place traffic lights outside the Post Office would create a worse situation than at present, and that traffic would back up even more. She was very disappointed that there had been no movement of the 2½ storey buildings on the frontage, and questioned why they could not be placed further into the site. She did not believe that issues previously raised had been addressed.

The NCC Highways Officer went through the methodology used with regard to traffic flow percentages, and stated that evidence submitted to them was sound. A 30mph speed limit would significantly improve safety and the additional traffic would not negate improvements.

The Agent stated that the applicant owned the frontage of the site, and that a plan would not have been submitted which could not be delivered.

Other Councillor comments were that, given that residents often know their local areas best, the Agent had been rather too dismissive of their comments, the development was being looked at in isolation, on the opposite side of the road there would be some commercial development, along with overwhelming objections of residents with regard to their comfort of life, and the nearest exit to the town centre had not been addressed.

The Principal Planning Officer (Major Projects) explained the situation with regard to Secured By Design Status and premature applications.

The recommendation for approval was not supported.

RESOLVED, that the application be deferred, to enable highways issues to be explored further. Members were unhappy with the potential effect of the traffic from the new development on the London Road and on the town's circulatory system, and asked that the traffic figures submitted be checked. Members wished to be satisfied that all possible traffic management solutions had been considered.

49/12 SCHEDULE OF PLANNING APPLICATIONS

RESOLVED that the applications be determined as follows :

- (a) Item 1 : Attleborough : Demolish 6 poultry houses & replace with 6 modern poultry houses & new office & staff amenities building : Applicant : P J Southgate : Reference : 3PL/2011/1246/F

Full planning permission was sought for the erection of 6

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poultry houses to replace 6 existing smaller ones, along with a new office and staff amenities building, feed bins and water tank outside the Settlement Boundary.

The applicant did not feel that the creation of a passing place on Swangey Lane, as required by the Highway Authority, was justified. If it was, it would remove a drainage ditch and hedge from his land. There was good visibility, with a passing place already located just passed the entrance.

Approved, as recommended but without a passing place condition being imposed.

- (b) Item 2 : Mattishall : Retention of 1 static home, 2 touring caravans, laundry room 2 sheds, fences, access/splays parking, c/u ag land to res : Applicant : Mr M Cawley & Mrs M-L Cawley : Reference : 3PL/2012/0080/F

Members has received correspondence on the application.

Retrospective planning permission was sought for the retention of one static home, two touring caravans, laundry room, two sheds, access splays, parking and the change of use from agricultural land to residential, the site being outside the Settlement Boundary. As detailed in the report, the original proposal had been amended which would result in the removal of the front fence to be replaced by a native hedge, and if Members were minded to approve the application, the Principal Planning Officer suggested that the other fence be removed.

Since the publication of the report two letters of objection had been received which raised concerns covering local amenity, the precedent permission might cause with regard to the remainder of the land, outside the Settlement Boundary and traffic generation issues.

The Solicitor brought Members' attention to Articles and Protocols in the Human Rights Act.

Mr Mason, Agent, stated he had met with his clients to make sure they knew what was required should planning permission be granted with regard to the removal of the front fence, soft landscaping and the entrance way surface, and he would see any conditions complied with.

A Councillor would have liked to see the fence remain until such time that the hedges had grown as she did not feel it secure, so was worthy of consideration.

Questions raised were with regard to the site being specifically for the family and how the level of caravans and visitors on

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site would be monitored, which the Principal Planning Officer answered.

Approved, as recommended.

- (c) Item 3 : Thompson : Demolition of existing detached dwelling and construction of replacement dwelling : Applicant : Lord Walsingham 1992 Trust : Reference : 3PL/2012/0150/F

The demolition of an existing detached dwelling and construction of a replacement dwelling was proposed outside the Settlement Boundary. No information on the intentions for the barn were part of the application.

Mr Cowen, Ward Representative was in attendance on behalf of Thompson Parish Council. Apart from the community being concerned that Thompson was losing a disproportionate amount of buildings through neglect, more important was the setting of the existing building. They wanted to see a replacement dwelling which was far more in keeping with the existing buildings and was more sympathetic. The proposal did not have the right character for the setting. The current farmhouse was part of an integral group of buildings and the proposal was alien for Thompson and in particular that part. Over the past 20-30 years many buildings of character had been lost.

Some Councillors agreed with the sentiments put forward by Mr Cowen on behalf of the Parish Council and it was questioned whether a similar dwelling could be re-created rather than the urbanised type dwelling proposed.

It was felt to be a shame by another Councillor that the building would go. Instead he wanted a build "like for like" and asked that barns be renovated for the whole to sit as it was originally.

A Councillor who knew the building felt that whilst the current design was attractive, she too would like to see a "like for like" build to include what was left of the old timber frame.

The current depth of the building was not a reason for it to be knocked down was a further comment made.

Given the original comments made by Norfolk Landscape Archaeology that any development which affected the current structure's significance should be wholly exceptional, a Councillor did not believe the proposal was.

The Chairman's view was that the application should have encapsulated the courtyard affect.

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The recommendation for approval was not supported by Members.

A new proposal was put forward to defer the application which was seconded.

Deferred, to allow the application to be re-submitted which should be in a design which more closely reflected the form and layout of the existing property.

- (d) Item 4 : Watton : Residential development (19 dwellings) : Applicant : Messrs D & H Angel : Reference : 3PL/2012/0158/O

Outline planning permission was sought for a residential development of 19 dwellings, 40% of which would be affordable.

RESOLVED, that the application be deferred and the Officers be authorised to approve it as recommended, on completion of the legal agreement.

- (e) Item 5 : Snetterton : Raise eaves level, re-clad & extend existing warehouse (Unit 3) : Applicant : Richard Johnston Ltd : Reference : 3PL/2012/0173/F

The full planning permission application sought to extend and alter an existing warehouse building, by raising the eaves level, a rear extension and re-cladding of the building. The site was outside the Settlement Boundary.

Approved, as recommended.

- (f) Item 6 : Thetford : External repairs & redecoration : Applicant : Breckland Council : Reference : 3PL/2012/0187/LB

Listed Building consent for external repairs and redecoration to 2-10 Whitehart Street, Thetford was sought. Works involved roof works (retiling and realignments), clearing and fixing of gutters, repointing and replacement of damaged brickwork and renewal of windows.

Approved, as recommended.

- (g) Item 7 : Roudham/Larling : Erection of storage building : Applicant : Valley Traction Services Ltd : Reference : 3PL/2012/0189/F

The application sought full planning permission for the erection of a B8 storage unit with associated concrete hard standing and 21 parking spaces (1 disabled), the site was outside the Settlement Boundary.

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Approved, as recommended.

- (h) Item 8 : Dereham : Provision of concrete base and 3.0 x 3.9m metal shed : Applicant : Breckland Council : Reference : 3PL/2012/0248/F

Consent was sought for the provision of a concrete base and a green metal shed which would measure 3.9m in width, 3m in depth and 2.1m in height.

Approved, as recommended.

- (i) Item 9 : Old Buckenham : Erection of five new homes : Applicant : Messrs J A Askew & Partners : Reference : 3PL/2012/0252/O

Cllr Bowes declared a personal interest as some of her family knew members of the applicant's family. All the other Councillors declared a personal interest too, by virtue of the fact that the applicant was a fellow Councillor. Members had received correspondence about the application.

Cllr Askew declared a personal and prejudicial interest by virtue of being the applicant.

The application sought outline planning permission for 5 residential dwellings, two of which would be affordable, with all matters reserved except for means of access. The site, which was outside the Settlement Boundary, would be accessed from Hargham Road. Indicative supportive material was presented on slides.

Mrs Thompson, Objector, stated that the site was on the edge of the village beyond the Settlement Boundary. The width of the road was 15' which had a 1½ m bank above it. Houses opposite the proposal would be overlooked by the properties. The C138 was a dangerous road used by 7.5 tonne vehicles and as an access road for the A11, with the 30 mph speed limit not adhered to. There was no street lighting, gas, public transport or path.

Mr Askew, Applicant, advised that a lot of school traffic which used the C138 came from outside the village as there were not enough children in Old Buckenham. He left the meeting.

Mr Joel, Ward Representative, stated that the land was a used ploughed field and was part of the countryside. The proposed new dwellings would overlook bungalows. Part of the road narrowed down to two car widths. Despite the 30 mph speed limit, traffic travelled faster. The majority of people used cars to get to the village. It was 150m to get to the footpath, there

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were no street lights. Children come from the village and surrounding areas to the primary school which was at full capacity as was the high school. The 15 affordable houses already in the village were on the edge of the Settlement Boundary on an exception site, and all land for social housing was part of the local Connection Scheme.

Issues were raised by Members on the character and appearance of the countryside.

Refused, as recommended, with an additional ground relating to the effect on the setting of the village.

- (j) Item 10 : Old Buckenham : Five new homes : Applicant : Messrs J A Askew & Partners : Reference : 3PL/2012/0253/O

Cllr Bowes declared a personal interest as some of her family knew members of the applicant's family. All the other Councillors declared a personal interest too, by virtue of the fact that the applicant was a fellow Councillor. Members had received correspondence about the application.

Cllr Askew declared a personal and prejudicial interest by virtue of being the applicant.

The application sought outline planning permission for 5 residential dwellings, two of which would be affordable, with all matters reserved except for means of access. The site, which was outside the Settlement Boundary, would be accessed via the adjacent Fen Street carriageway. Indicative supportive material was presented on slides.

Mr Garwood, Supporter, stated that there were no problems with drainage, sewerage or any other services. Old Buckenham needed some small affordable and social housing, and it was the ideal situation for small properties to be built to allow young people into the village.

Mr Goode, Objector, had sought the views of the Fen Street residents, 25 of whom had raised concern with regard to the proposed development and signed a petition, with a further 8 having written as to why the development should not take place. Fen Street was a narrow country lane, which was less than 12' wide, cars could not pass, there were safety issues due to no footpath, and the situations would be made worse by more houses. There was a very poor visibility junction at Hargham Road. Norfolk County Council had designated the two narrow lanes as "quiet lanes" so anymore use must be discouraged. Nos. 44-47 Fen Street had suffered flooding and to build on more land, would take away drainage. The development was not sustainable; there was no regular public transport.

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Mr Askew, Applicant, pointed out Raggs Lane footpath on the map. Old Buckenham was in grave danger of becoming a village for the retired. The proposed small development offered 40% social housing and the opportunity to ensure a legacy of housing for young people, with prospects for them and villagers alike. 357 people had expressed a preference to live in Old Buckenham. It was a short walk to the pavement footpath on Hargham Road. He would be prepared to create a footpath to the rear of the site to link to the established Raggs Lane. He left the meeting.

Mr Joel, Ward Representative, stated that Old Buckenham was a designated service centre with no transport links, and the proposed development site was outside the Settlement Boundary. There were 15 affordable houses already in the village. Fen Street was an unclassified road of one vehicle width, where traffic had to pull into the driveways of residents to pass one another, and if the application was approved, there could be an additional 10 vehicle movements along it. Surface water in Fen Street had already resulted in flooding. Old Buckenham primary and high schools were oversubscribed.

Old Buckenham was not identified for growth. Issues were raised by Members on the character and appearance of the countryside.

Refused, as recommended, with an additional ground relating to the impact on the setting of the village.

- (k) Item 11 : North Elmham : Construction of an agricultural building of 1,093 sqm : Applicant : Mr Tim Mills : Reference : 3PL/2012/0284/F

Cllr Richmond declared a personal interest by virtue of knowing the applicant.

The construction outside the Settlement Boundary of a new agricultural building was proposed adjacent to existing grain store buildings at Foxburrow Farm to consolidate the storage and maintenance/repairs of agricultural machinery into a single location.

Approved, as recommended.

- (l) Item 12 : Mattishall : Proposed dwelling with roof mounted photovoltaic array, detached car port & improved access : Applicant : Miss M Cook : Reference : 3PL/2012/0296/F

Members had received correspondence on the application.

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Full planning permission was sought to construct a chalet bungalow with two bedrooms at ground floor level and two bedrooms above, with detached double carport and improved access, on a site outside the Settlement Boundary. The house would be of a Passivhaus construction which was a factory based construction system, as detailed in the report. As it was not considered that sufficient justification had been put forward to demonstrate that there was an essential need for a permanent dwelling to be located in the location, refusal was recommended.

Mrs Youell, Objector, objected on the grounds that it was outside the Settlement Boundary, was agricultural land, countryside should be protected and kept rural, the narrow road was used by cyclists and walkers, access outside the property was not good and the road became impassable when it flooded. The area suffered with electricity power cuts and telephone connections.

Mr Swaby, Agent, challenged the way the Policy had been interpreted. The proposed application sat next to a house which should be taken into account and not considered isolated. It was an innovative and exceptional scheme as it would be the only Passivhaus in Breckland and the only Passivhaus Plus in Norfolk, and added it would be the only one of its construction type in England, Scotland and Wales. It was an opportunity for Breckland to be at the forefront of England in trying out a self build scheme.

The Planning Manager disagreed with the Agent's comments and stated the proposed dwelling was an isolated house in the countryside, was not of truly outstanding design and was not sustainable.

Miss Cook, Applicant, advised she had no other property. She travelled to Lincolnshire with her endurance horses which needed care after events.

Whilst a Councillor had sympathy with the applicant in her desire to be close to her livestock for security reasons, she believed the design of the proposed dwelling would "stand out like a sore thumb" due to its location.

Refused, as recommended and enforcement action authorised.

The occupant was invited to make an application in respect of her caravan within the next six months, and enforcement action, if necessary thereafter, should give a period of two years for compliance.

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- (m) Item 13 : Cranworth : Single storey extension to front : Applicant : Mr P Carter & Ms S Wright : Reference : 3PL/2012/0327/F

Consent for an extension and alterations to 1 Rectory Villas was sought on a site outside the Settlement Boundary. The proposal had been revised to take into account the Historic Buildings Consultant's concerns over a previous application which had been refused.

Approved, as recommended.

- (n) Item 14 : Dereham : 2 Breckland Council flags and 2 no flag poles displayed at the front of Elizabeth Houses (retrospective) : Applicant : Breckland Council : Reference : 3PL/2012/0342/A

Retrospective consent was sought for 2 flag poles and flags either side of the entrance of Elizabeth House, the offices of Breckland Council in Dereham.

Approved, as recommended.

Notes to Schedule

Item No.	Speaker
1	
2	Mr Mason - Agent
3	Mr Cowen – Ward Representative
4	
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7	
8	
9	Mr Davies – Agent Mr Askew – Applicant Mr Joel – Ward Representative Mrs Thompson - Objector
10	Mr Davies – Agent Mr Askew – Applicant Mr Joel – Ward Representative Mr Garwood – Supporter Mr Goode - Objector
11	
12	Mrs Youell – Objector Mr Swaby – Agent Miss Cook - Applicant
13	
14	

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Written Representations Taken Into Account

Reference No.	No. of Representations
3PL/2011/1246/F	
3PL/2012/0080/F	
3PL/2012/0150/F	
3PL/2012/0158/O	1
3PL/2012/0173/F	
3PL/2012/0187/LB	
3PL/2012/0189/F	
3PL/2012/0248/F	
3PL/2012/0252/O	4
3PL/2012/0253/O	10
3PL/2012/0284/F	
3PL/2012/0296/F	2
3PL/2012/0327/F	
3PL/2012/0342/A	

50/12 VARIATION OF SECTION 106 AGREEMENT : PROPOSED RESIDENTIAL DEVELOPMENT, HILL FARM, SPORLE : APPLICANT : MRS E GENT : REFERENCE : 3PL/2007/1303/O & 3PL/2007/1305/O

The report detailed the request to vary the terms of a Section 106 Agreement relating to a proposed residential development at Sporle. The applicant had requested that the current legal agreement be varied to require a financial contribution to be paid to the Council to enable affordable housing to be provided elsewhere, instead of providing units on-site. The sum payable would be £100,000, and would be triggered by the occupation of the seventh dwelling.

RESOLVED as recommended, that the Section 106 Agreement be varied to allow the commuted sum of £100,000 be paid instead of the provision of on-site affordable housing.

51/12 APPLICATIONS DETERMINED BY THE DIRECTOR OF COMMISSIONING

Noted.

52/12 APPLICATIONS DETERMINED BY NORFOLK COUNTY COUNCIL (FOR INFORMATION)

Noted.

The meeting closed at 1.45 pm

CHAIRMAN

BRECKLAND COUNCIL

PLANNING COMMITTEE – 11 June 2012

SCHEDULE OF DEFERRED APPLICATIONS

REFERENCE AND DETAILS OF APPLICATIONS	MEETING FIRST REPORTED TO	DEVELOPMENT SERVICES MANAGER'S RECOMMENDATION	REASON FOR DEFERMENT
3PL/2008/0874/F: Thetford: Brunel Way: Construction of industrial units	11/08/2008	Approval	For resolution of various outstanding matters
3PL/2011/0967/F : Guist : Land at Bridge Road	03/10/2011	Refusal	To allow Officers more time for further planning discussions to take place on the planning issues
3PL/2011/0528/H : Attleborough : Land at London Road	11/04/2012	Approval	To enable Highways issues to be explored further with regard to potential effect of the traffic from the new development on the London Road and on the town's circulatory system, and for the traffic figures submitted to be checked.
3PL/2012/0150/F : Thompson : Demolition of existing detached dwelling and construction of replacement dwelling	14/05/2012	Approval	To allow the application to be re-submitted which would be in a design which more closely reflected the form and layout of the existing property.

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Agenda Item 8

BRECKLAND COUNCIL

PLANNING COMMITTEE - 11TH JUNE 2012

REPORT OF THE DIRECTOR OF COMMISSIONING

(Author: Viv Bebbington, Senior Development Control Officer)

THOMPSON: LOW COMMON FARMHOUSE, LOW COMMON, DEMOLITION OF EXISTING DETACHED DWELLING AND CONSTRUCTION OF REPLACEMENT DWELLING

Applicant: LORD WALSINGHAM 1992 TRUST

Reference: 3PL/2012/0150/F

DEFERRED ITEM REPORT

The application was deferred from the meeting on 14th May 2012 to enable negotiations to take place in respect of the siting and design of the proposed replacement dwelling.

The applicant has indicated that he is not prepared to amend the proposal further. The size and scale of the dwelling was reduced as part of the application process before being presented to Planning Committee. He considers that it is unreasonable to site the replacement dwelling in the same place and to a similar design as the original farmhouse.

The applicant has requested members consider the following:-

The farmhouse is in an isolated location, outside a Conservation Area and is not listed or of designatable quality.

The proposed scheme to rotate the new dwelling through 90 degrees would give better sunlight to habitable rooms and proper driveway, turning, parking and front and rear gardens. The existing design being long, thin (one room wide), dark, wasteful in terms of energy and located on the edge of the site with no proper garden area. The original dwelling has been added to in a linear manner with the single storey link and garages being much later additions.

The shuttered clay lump boundary was constructed in the 1990's. The barn is in poor condition and could be demolished and the modern former piggery building is a later addition which does not conform with any part of the original development.

The brickwork and detailing would be in Flemish bond with a moulded plinth and lime rich mortar. The stone work also gives the appearance of good quality traditional design.

Members are requested to consider the application as it stands without any further amendments.

Conclusion

As set out in the original committee report, the proposed development is considered acceptable and is recommended for approval.

RECOMMENDATION: It is recommended that planning permission is granted subject to conditions as set out in the original report.

BRECKLAND COUNCIL - PLANNING COMMITTEE - 14-05-2012

ITEM	1	RECOMMENDATION : APPROVAL
REF NO:	3PL/2012/0150/F	CASE OFFICER: Viv Bebbington
LOCATION:	THOMPSON Low Common Farmhouse Low Common	APPN TYPE: Full POLICY: Out Settlemt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Lord Walsingham 1992 Trust Merton Estate Office Merton Hall	
AGENT:	Mr J M Wojciechowski The Old Oak Memorial Green	
PROPOSAL:	Demolition of existing detached dwelling and construction of replacement dwelling	

KEY ISSUES

Principle of development
Historical importance of existing dwelling
Design, scale and external appearance
Layout

DESCRIPTION OF DEVELOPMENT

The proposal seeks full planning permission for the demolition of an existing detached dwelling and the construction of a replacement dwelling.

SITE AND LOCATION

The site is located in open countryside outside a settlement boundary. It is sited off an unclassified single track road to the west of the A1075 and to the north of the Griston /Thompson Road.

There are no immediate neighbours.

The existing dwelling is a traditional farmhouse positioned on the north west boundary of the residential curtilage. There is a traditional barn, which is a very poor state of repair forming the north east boundary and a relatively modern single storey former piggery building on the south east boundary.

EIA REQUIRED

No

DC131_new1

BRECKLAND COUNCIL - PLANNING COMMITTEE - 14-05-2012

RELEVANT SITE HISTORY

The former piggery building was granted change of use to ancillary residential storage in 2008 under reference 3PL/2008/0369/CU

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework have also been taken into account, where appropriate

CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.03	Replacement Dwellings and Extensions in the Countryside
DC.16	Design
DC.17	Historic Environment

CONSULTATIONS

THOMPSON P C -

Amended plans

The members of Thompson Parish Council have examined the amended plans and have asked me to pass on their comments.

They noted the changes to the original plan but felt that their comments regarding demolition of the farmhouse and replacement with another dwelling still apply to the amended plans and therefore wish to reiterate the comments made regarding the original application which were made in the Parish Councils letter to Breckland/Capita Symonds dated 20 March 2012. For reference purposes the original letter is attached as to this e-mail as a pdf.

Original plans

The above application was discussed at a meeting of Thompson Parish Council held on 16th March 2012 and as a result of the discussions the members directed the Clerk to write to you making the following comments.

It was felt that insufficient corroborative information was available to this Council to form an opinion regarding the state of the structure and whether it was economic to restore the property to a habitable dwelling or whether in fact demolition was the best option. As would be expected the Council's preference is to retain any of Thompson's historic buildings where economic restoration is feasible and looks upon demolition as the final and retrograde step.

It was felt by the Council that should demolition of Low Common Farmhouse be proven to be necessary then any replacement building on the site should be of a sympathetic design and finished to the existing buildings on the site and also to be in keeping with both its rural setting and its position relative to other dwellings.

We trust that you find the comments of Thompson Parish Council of interest and use to the decision making process.

DC131_new1

BRECKLAND COUNCIL - PLANNING COMMITTEE - 14-05-2012

ENVIRONMENTAL HEALTH OFFICERS

No objections

HISTORIC BUILDINGS CONSULTANT

I agree with the comments made by the Norfolk Landscape Archaeology.

NORFOLK LANDSCAPE ARCHAEOLOGY

Additional Comments

There is little left of the 17th century timber frame. We have no objection to the proposal but recommend a condition for a photographic survey of the farmhouse before and during the demolition according to a brief which we would supply.

Original comments

If the current structure is a 17th century timber framed dwelling, it is of designatable quality, and any development affecting its significance (including its demolition), should be wholly exceptional. A Historic Building Assessment should be carried out in accordance with policy HE6.1 of PPS5 and submitted with justification for the loss of a heritage asset.

REPRESENTATIONS

None

ASSESSMENT NOTES

* The application is referred to Planning Committee at the request of the Ward Representative.

Principle of development

* Policy DC 3 supports the principle of a replacement dwelling providing the scale of the replacement dwelling is not disproportionate to the original dwelling, the use of the dwelling has not been abandoned, the replacement dwelling is located within the existing curtilage, the size and design is appropriate to the landscape character of the location and there is no increase in the number of units.

* Policy DC 17 indicates that in the case of traditional dwellings which positively contribute to the character of Breckland a replacement dwelling would only be acceptable where an application is submitted with a Design and Access Statement which includes a structural survey that demonstrates that the demolition is necessary and there is no alternative and viable solution of renovation to provide an acceptable standard of accommodation.

Historical importance of dwelling

* The existing farmhouse is a traditional timber framed dwelling. It is long and narrow being only one room wide. The applicant has indicated that the timber frame has suffered from rot and worm and is beyond economic repair. The front and gable walls have been rebuilt in solid

DC131_new

BRECKLAND COUNCIL - PLANNING COMMITTEE - 14-05-2012

brickwork and only the rear wall remains of the original frame structure.

* Following further information from the agent and an independent historical consultant, it has been concluded by both the Historic Buildings Consultant and Norfolk Landscape Archaeology that little of the original 17th Century building remains and it is not economical to repair and insulate the building.

* Norfolk Landscape Archaeology has raised no objection to the demolition of the dwelling subject to a condition requiring the provision of a photographic survey of the farmhouse both before and during the demolition. The principle of the demolition of the building is therefore accepted.

* In terms of the remaining policy criteria, the overall floor area of the proposed and existing dwellings are similar. The proposed dwelling is only 4 sq.m. larger. It is, therefore, proportionate to the original dwelling. The dwelling is currently occupied and the use has not been abandoned and would be no increase in the number of residential units on the site.

Design, siting, external appearance and layout

* It is proposed to reposition the dwelling within the existing curtilage and re-orientate it by 90 degrees to provide natural lighting into the principle rooms and provide a more usable front and rear garden area whilst retaining existing trees on site.

* The amended scheme seeks to address the Parish Council concerns regarding design and external appearance. However their original comments still stand.

* The revised scheme has simplified the form and layout of the building and is well detailed. The dwelling would be constructed using a red brick with clay pantile. Whilst the existing dwelling is rendered, it is considered the use of brick in this location is acceptable and in keeping with other materials in the area.

Conclusion

* It is considered that in view of the limited remains of the original 17th Century building and the building is beyond economic repair the principle of a replacement dwelling is acceptable. The scale of the dwelling, external appearance and layout is appropriate in this context and the application is recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- AR01** Archaeological work to be agreed
- MT02** External materials as approved
- OR09** Replacement dwelling
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions

BRECKLAND COUNCIL - PLANNING COMMITTEE - 11-06-2012

Item No.	Applicant	Parish	Reference No.
1	Iceni Energy Ltd	SNETTERTON	3PL/2012/0029/F
2	Mr Michael Cawley & Miss Mary-	MATTISHALL	3PL/2012/0080/F
3	Whitbread Group PLC & Kier Hom	THETFORD	3PL/2012/0321/F
4	Breckland Council	THETFORD	3PL/2012/0479/F

BRECKLAND COUNCIL - PLANNING COMMITTEE - 11-06-2012

ITEM	1	RECOMMENDATION : APPROVAL
REF NO:	3PL/2012/0029/F	CASE OFFICER: James Stone
LOCATION:	SNETTERTON Snetterton Heath	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Iceni Energy Ltd Sherwood Cottage Sutton Road	
AGENT:	Iceni Energy Ltd Sherwood Cottage Sutton Road	
PROPOSAL:	Erection of a 40MW renewable energy biomass power station and associated works	

KEY ISSUES

Principle of development - requirement for renewable energy
Ecology and conservation
Landscape impact
Visual amenity
Local amenity

DESCRIPTION OF DEVELOPMENT

The proposal is for a 40MW combined heat and power biomass plant with associated infrastructure. The main structures which would form the development are:

- The turbine and boiler house (30m high)
- Two fuel storage barns for the straw and miscanthus (17.6m high)
- Wood storage barn (17.6m high)
- Stack (60m high)
- Air cooled condenser (20m high).

The proposal would also include smaller structures such as offices, a control room, staff welfare facilities, internal access roads and car parking, a water treatment plant and ancillary equipment, diesel generator, a workshop and stores and extensive landscaping. It should also be noted that to support the development a temporary construction compound (approx. 21,780m² in area) will be located to the northwest of the proposed development.

The total area of the proposed site that forms this application is approximately 9.0 ha.

SITE AND LOCATION

The site is made up of one agricultural field of approximately 9.0 ha in size. The site is located in close proximity to the north of the A11 and is approximately 5km south west of the town of Attleborough and approximately 15km to the northeast of Thetford. Snetterton, South End, North

BRECKLAND COUNCIL - PLANNING COMMITTEE - 11-06-2012

End and Eccles Road are the closest villages and hamlets to the site, all being approximately 1.5km away.

The site is currently used for hay and is relatively flat but slightly lower than the adjacent road. There are mature trees and hedgerows along all the boundaries of the site except the north western boundary which cuts across the open field. To the north east and north west of the site is arable agricultural land. Running along the majority of the length of the south west boundary are a series of one storey turkey sheds. Further to the south west is an existing industrial estate. The A11 runs to the south of the site, with the junction and North End Road immediately to the south west of the site. The Snetterton Industrial Estate and Snetterton Motor Racing Track are also in close proximity to the site and are situated to the south of the A11. Swangey Fen SSSI, part of the Norfolk Valley Fens SAC, is approximately 1.5km to the north of the site. It should be noted that the site suffers from poor drainage.

EIA REQUIRED

An Environmental Statement was prepared by Icen Energy and accompanies this planning application. The statement concludes that for the majority of aspects there would be no negative residual impact, and in some cases a positive impact. With regard to visibility, archaeology, new structures in the landscape and the setting of cultural assets it was concluded that there would be a minor or moderate impact.

RELEVANT SITE HISTORY

No relevant site history

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework have also been taken into account, where appropriate

CP.03	Employment
CP.04	Infrastructure
CP.08	Natural Resources
CP.09	Pollution and Waste
CP.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
CP.12	Energy
DC.01	Protection of Amenity
DC.07	Employment Development Outside of General Employment Area
DC.12	Trees and Landscape
DC.13	Flood Risk

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DC.15	Renewable Energy
DC.16	Design
DC.17	Historic Environment
DC.19	Parking Provision

CONSULTATIONS

GARBOLDISHAM PARISH COUNCIL -

We appreciate that we have missed the deadline date for comments on the above application, but Garboldisham Parish Council was not included in the consultation process. Garboldisham Parish Council is concerned about the traffic flow along the B1111 which runs through our village. The prospect of an increased traffic flow, particularly HGV's, will have a detrimental impact on Garboldisham and affect the quality of lives of our residents and those of the surrounding parishes along this route.

The Council feels that the quality of life for nearby residents would be adversely affected not only by the increase number of HGV's along our roads, but also by possible light pollution, noise pollution and smell pollution.

QUIDENHAM P C -

Quidenham Parish Council have severe reservations regarding this application as there are many questions that still need clarification.

POINTS TO CONSIDER

TRAFFIC AND TRANSPORT: The number of HGV movements is 44 per day. The application mentions traffic flow North/South along the A11 but nothing about movements along our country roads. Indeed, even the Highways Agency does not comment on this aspect. This is important for our community as we will inevitably be on one of the main feeder routes. The meeting felt that it might be impossible to restrict HGV movements once the development is up and running.

FUEL SUPPLY: The supply of straw is a contentious issue. The plant would require 250,000 tons per year. Local pig farmers felt the supply of straw was very much down to weather conditions. In dry years the amount of straw produced on farms would be considerably less, thus causing the price to rise. How would this effect pig farmers, who are already struggling to survive and who are major employers across this part of the world?

NOISE: Whilst reports within the application suggest that any noise generated by the plant would be minimal, this is not the view of people who have visited other similar plants. Our community already suffer extensively from noise generated by activities on Snetterton Heath.

GREEN ENERGY: Is this really Green Energy bearing in mind the number of HGV movements, the millions of litres of water required and the by product produced?

WATER PROVISION: Where are the millions of gallons of water coming from, especially as we have had the driest year for 60 years?

ENVIRONMENTAL IMPACT: Emissions should be negligible but we are not experts. How can we be sure?

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OPERATIONAL ISSUE: How will the scheme be connected to the National Grid? This will be subject to a separate application. But it does leave us with many questions unanswered.

EMPLOYMENT: This is a turnkey project. Therefore the claims for employment and operating restrictions made by the applicant can only be determined by the end user who would purchase the proposed plant if this application should be successful.

ARCHAEOLOGY: The report shows this to be a very important site, which needs more extensive work done before the site is destroyed.

WE ALSO CONSIDERED:

FUTURE ENERGY NEEDS: If we do not allow this application, where will our future energy come from? Without energy the Attleborough & Snetterton Heath Plan will be severely compromised and this region will not reap the benefits of future development/investment as we come out of the current recession.

SHROPHAM P C -

Shropham Parish Council strongly opposes this application as not being the right way to generate electricity for the Snetterton Heath employment area.

The water and straw requirements of the plant would have a particularly serious effect on the whole farming community in the area for whom water and straw are already in very short supply. This is most relevant in the case of pig farmers of whom there is a denser concentration in the area than anywhere else in the country and probably in Western Europe. Pig manure is important for the light soil in the area, so a reduced level of pig farming could have a detrimental effect on the condition of the soil.

The environment would be adversely affected. Despite assertions to the contrary, the quality of life for nearby residents would be adversely affected by light pollution, noise pollution and smell pollution from the plant and by access to/from it by HGVs over roads other than the A11.

This is a turnkey project. Therefore the claims for employment and operating restrictions made by the applicant can only be determined by the end user who would purchase the proposed plant if this application should be successful.

This is an incomplete application as no mention is made of connection to the grid which would be necessary.

The distances HGVs would need to travel to collect straw would have a negative effect on green energy targets.

In summary, the end does not justify the means. More electricity is required for the Snetterton Heath employment area but it should not be provided by way of this proposed biomass plant but rather by a method that fits in more harmoniously with the whole of the very strong farming community.

HARLING P C -

Traffic

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As ever with any significant development which will generate large volumes of HGV movements, we have major concerns for the impact the vehicles servicing this plant will have on the already overburdened B1111 through East Harling. It follows that if this application is to be granted, all possible enforceable conditions should be imposed to ensure that these HGVs are kept off this road.

Emissions

Before this application is considered for grant, there should be scientific certainty that any emissions are non-injurious to health.

Water

The generating process requires large amounts of water. Where will that come from? Can council be satisfied that there is sufficient in the area to satisfy the plant's need?

We ask that your committee take these into consideration during its deliberations please

SNETTERTON P C -

Snetterton Parish Council strongly objects to the above planning application on Strategic and Planning Policy Ground.

This application is:-

- a) Outside the guidelines Development Area for Industry on Snetterton Heath.
- b) Outside the guidelines for permitted development in the Village.
- c) Outside the Parish Council's Strategic Policy to protect the Village from intrusive development.

The Parish Council of Snetterton has always accepted all the County Council's Strategic and District Council's Land use Local Plans with a full understanding of the "All types of B3 Industrial classes use' on Snetterton Heath Industrial Area and being the opposite side of the A11 from the Village. (Strategically, industrial uses not acceptable in the towns and populated areas).

The emerging Local Development Framework has continued to endorse this Policy. However, our Parish Council has not been given the opportunity to comment yet on the new proposed Rural Enterprise Valley (REV) an area highlighted for the future development of over 30 ha of Business and Light industry. We are making the assumption it is the same as the Local Plan of exceptional development in the countryside, ie barn and redundant buildings, cottage and small business enterprise.

A Biomass plant can in no way be described as anything other than B3 Heavy Industry by nature of:-

1. Size of building and 60 metre chimney stack and process.
2. High numbers of heavy traffic dependence and movement.
3. A 24 hour operation.

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4. An incineration: pollution controlled, combustion operation.
5. Large waste recyclable ash product.
6. Other waste material (no such thing as zero waste, close but no yet!!)
7. High water pressure requirements. Fan assisted coolant machinery and always a risk of water course pollution.
8. 24 hour operational lighting requirements.
9. SUBSTANTIAL OPERATIONAL NOISE, pollution from the site particularly at night.
10. The requirement of large quantities of straw, wood chip & miscanthus grass feed plus chemical lime mix.
11. Its GREEN credential is highly suspect.

This kind of development should not be so close to the Village of Snetterton and its residential area.

The race track over the years has been a constant noise pollution concern in the local villages. This application is an additional undesirable intrusion to the quality of life for the residents of Snetterton.

The rural area and surrounding villages have a very extensive animal farming activity, particularly pigs. The very high STRAW requirements for incineration is considered 'unsustainable' and would be a serious risk to the RURAL ECONOMY and associated jobs.

The farmers are really concerned about this issue as demand would drive up the price of straw contracts. The fine margins through welfare levels for supermarket contracts on meat products and vegetable produce threatens their livelihoods. Greater travel distance to acquire straw negates any green energy argument. This cannot be the ethos of Breckland to service a few industrialists at the price of our substantial rural economy.

The protection of the environment is paramount and the Environment Agencies must have very real concerns regarding this location and water supply, particularly given the fact that this area is known as water/rainfall deficient area, possibly leading to drought conditions with potential restrictions on water abstraction/irrigation, together with the risk of pollution to water courses and boreholes.

This application is woefully short on detail and cannot be progressed. Major issues regarding unavailable information on how the electricity will be connected to the National Grid. Also the technical elements missing make this impossible to make judgments. One of which must be the particulates from the chimney; as the application admits it can not answer; as they will not be the process management.

The rural road infrastructure will be unable to manage the high volume of traffic and the promise of designed route to the A11 would be impossible to police.

This application is definitely not the right technology solution and more important not the right location.

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ROUDHAM & LARLING P C -

My Council was slightly surprised not to have been invited to comment on this application. Although it is not in Roudham & Larling, the site is in the adjacent parish only 2.6km from the boundary. If developed it would have a major impact on our parishioners and so my Council would make the following comments.

My Council objects strongly to the application.

The application site is outside any development area for industry. We have recently had one instance in this parish where Breckland Council has permitted commercial development on agricultural land. If this is permitted too where is the value of all the work carried out to identify the right places for commercial development?

My Council is very concerned about the suggestion that the straw required could be resourced locally. Currently straw is used as bedding in extensive animal farming, particularly pigs, and then returned to enrich the inherently poor quality soil in the area. If the straw is burnt there will be a local shortage (we do not have the massive stacks of bales which can be seen in other parts of the country), and even if the biomass plant does not need to import from elsewhere, other users will, thus negating any claims regarding 'green' energy.

The application also seems to make no comment on how the electricity generated will be transported to the National Grid.

ENVIRONMENT AGENCY

No objection to the proposed development, subject to conditions and an informative being appended to any subsequent planning permission. The conditions cover flood risk, land contamination and foul and surface water drainage.

HIGHWAYS AGENCY

No objection subject to conditions for the production and agreement of a traffic management plan.

ENGLISH HERITAGE

No objection.

NORFOLK LANDSCAPE ARCHAEOLOGY

Given the impact of the proposed development on the significance of the known heritage assets, if planning permission is granted we ask that this be subject to a condition for a programme of archaeological work.

NATURAL ENGLAND

Further to our previous advice on this application, given in our letter dated 21 March 2012, Natural England has received revised information from the applicants and we therefore wish to amend some of the previous advice provided to you. In our previous comments on statutory designated sites Natural England advised that, based on the information provided in the Environmental Statement, the proposed development would be likely to result in a significant effect on the Norfolk Valley Fens Special Area of Conservation (SAC). This was due to the

BRECKLAND COUNCIL - PLANNING COMMITTEE - 11-06-2012

effects of predicted atmospheric nitrate deposition and acid deposition at Swangey Fen Site of special Scientific Interest (SSSI). Swangey Fen SSSI is a constituent site of the Norfolk Valley Fens SAC. However we also advised that this impact should be re-assessed using recently revised critical load values for nitrate deposition and acid deposition on the relevant habitats and that some other amendments to the methodology for the calculations should also be applied. The revised calculations provided to Natural England, using data from APIS, show that for nitrate deposition the process contribution (PC) from the development would be 0.8% of the critical load (CL) for the alkaline fen and calcareous fen habitats if the lowest value in the range given for critical loads is used. This figure is reduced to 0.4% if the highest CL value is applied. The predicted environmental concentration (PEC) would be 181% of the CL using the lower end of the CL range or 90% using the highest value (PC = 0.12 kg/h/yr, CL = 15-30 kg/h/yr and PEC 27kg/h/yr). A conclusion of likely significant effect on the SAC feature is only reached if the PC is greater than 1% of the CL and the PEC is greater than 70% of the CL. In this case the PC is less than 1% (using either the lowest or highest value for CL) and a conclusion of no likely significant effect on these features from nitrate deposition can be drawn.

The APIS data provided identifies that the alkaline fen and calcareous fen qualifying features are not sensitive to acid deposition. The alluvial forests qualifying feature is shown in the data from APIS not to be sensitive to either nitrate deposition or acid deposition. There are therefore no critical loads to be applied for these pollutants / habitats.

Taking account of this information Natural England is able to advise that, based on the details included within the planning application, the proposed development would not be likely to have a significant effect on the Norfolk Valley Fens SAC. With regard to Regulation 61 of the Habitats Regulations, as it is Natural England's view that the development would not be likely to have a significant effect on the Norfolk Valley Fens SAC, or on any other European Site, we would further advise that it is not necessary for your authority to undertake an Appropriate Assessment of this proposal.

The only further notified feature within Swangey Fen SSSI which is not discussed above as a qualifying feature of the Norfolk Valley Fens SAC is S24 - *Phragmites australis* - *Peucedanum palustris* tall-herb fen habitat. This is also considered within the nitrate and acid deposition calculations. This habitat is assigned the same sensitivities as alkaline fens and calcareous fens discussed above and Natural England advises that this feature of the SSSI would not be significantly affected by the proposed development. Therefore we do not raise any objection to impacts of the proposed development on Swangey Fen SSSI.

NORFOLK WILDLIFE TRUST

NWT hasn't previously commented on this application as we do not currently have access to expertise relating to air pollution impacts. However, we manage Swangey Fen SSSI and are concerned that there should not be any adverse impact on this site. We support the view of Natural England that an Appropriate Assessment should be carried out in relation Swangey Fen, as part of the Norfolk Valley Fens SAC.

NORFOLK COUNTY COUNCIL HIGHWAYS

The proposal has been the subject of informal discussions with the County Highway Authority. The data supporting this application differs little from the informal submission and I am pleased to advise you that with the delivery of the minor highway works, detailed, the highway link to the A11 Trunk Road will be capable of sustaining the traffic generated by the proposal. Conditions and

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informatives have been provided.

TREE & COUNTRYSIDE CONSULTANT

No objection subject to conditions regarding tree protection, ecological management and geodiversity.

ENVIRONMENTAL HEALTH OFFICERS

No objection subject to conditions to alleviate the following environmental concerns:

- air quality
- lighting
- noise during construction and fuel delivery

ENVIRONMENTAL HEALTH OFFICERS

A scheme will be put in place to monitor and report on off site air quality for a period of at least 12 months prior to the commencement of development and shall remain in place unless otherwise agreed in writing by the Local Planning Authority. Details of this monitoring scheme shall be agreed in writing with the Local Planning Authority and implemented in accordance with the approved scheme.

The scheme shall include 3 years worth of nitrogen dioxide monitoring using diffusion tubes at 5 fixed sites (commencing one year prior and then two years post commissioning) and the regular monitoring of particulate levels from the site using a hand held/portable type particulate monitor

ENVIRONMENTAL HEALTH OFFICERS

I have no reason to believe that their noise report is inaccurate. Recommend conditions

ECONOMIC DEVELOPMENT

Economic Development strongly supports the proposal because it will allow economic growth in an area that suffers from a lack of electricity but is situated in a prime location along the A11. Without the Biomass Plant we are once again constrained and will lose the prospects that such business could bring in terms of boost to the local economy, investment, jobs and skills both immediate and future.

CONTAMINATED LAND OFFICER

No objection.

MINISTRY OF DEFENCE

No objection.

ANGLIAN WATER SERVICE

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No objection.

PRINCIPAL PLANNER MINERAL & WASTE POLICY - No Comments Received

ECONOMIC AND STRATEGY OFFICER - No Comments Received

NATIONAL PLANNING CASEWORK UNIT - No Comments Received

REPRESENTATIONS

Many letters of support and objection have been received from local residents.

Letters of support refer to need for renewable energy; economic growth / employment; good location for deliveries; sustainability as using fuel from East Anglia; provision of energy; helping the UK to become self-sustaining; MotorSportVision (MSV) from Snetterton Circuit have stated that the scheme would help address a current shortfall of electricity required to facilitate employment growth in the area and that the traffic movements associated with the development will not coincide with Snetterton MSV's published race events.

Letters of objection refer to highway safety and traffic; noise pollution; unsustainable (due to transporting of fuel and burning of fuel); lack of nutrients from straw returning to ground because of being burnt; increased costs for farmers; fuel availability; excessive size of plant; shortage of water; location on other side of A11 would be preferable; air quality; landscape impact; increased prices for furniture industry; impact of infrastructure associated with the project; light pollution; impact on listed buildings; outside envelope for development; adjacent to old rookery; less pig farmers will mean less manure for soil; lack of straw for farmers; power station will need other sources of fuel other than straw; jobs created by the power station will be dwarfed by losses in farming community and related companies.

ASSESSMENT NOTES

* The application is referred to Planning Committee as it is a 'Major' application.

Principle of development

* The application is for the development of a 40MW biomass power station and associated works. The site extends to approximately 9ha and is located in close proximity to Snetterton Heath outside the zoned General Employment Area. The applicants did look at two other potential sites directly to the south of the Snetterton Race Track Circuit but concluded that neither was as ideal as the chosen site. The two other sites were considered less suitable because of insufficient road width and the potential impact on existing private properties with regard to road widening. It was also considered that because these two sites would be located at a greater distance from industrial development than the chosen site, the power station would be more visible on the landscape.

* Members are reminded that under the transitional arrangements for Development Plans set out in the NPPF the Council's adopted Core Strategy still benefits from full weight in decision making. The Council's adopted Core Strategy contains a positive policy framework for renewable energy proposals which remains valid.

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* Policy CP12 of the Council's adopted Core Strategy supports commercial scale renewable energy in the district, as well as supporting renewable and low carbon developments in major growth locations, which include Snetterton. Policy DC15 supports proposals for renewable energy in principle whilst section 10 of the National Planning Policy Framework (NPPF) retains the government's positive policy position towards proposals for renewable and low carbon energy. Paragraph 97 of the NPPF states that local planning authorities should 'have a positive strategy to promote energy from renewable and low carbon sources' whilst paragraph 98 is also relevant and explains that 'When determining planning applications, local planning authorities should approve the application if its impacts are (or can be made) acceptable'. It is felt that the potential impact of the power station with regard to the criteria listed by Policy DC 15 (namely landscape, highway safety, local amenity and on sites of conservation importance) has been made acceptable.

* The adopted Core Strategy identifies a requirement for additional employment land at Snetterton Heath which will be considered through the emerging Attleborough and Snetterton Heath AAP, and phased for delivery after the existing area has been developed. Furthermore, the East of England Plan remains at the time of writing as part of the Development Plan for the area until abolished by the Localism Act, which contains policies relating to promoting renewable energy (ENG.1 and ENG.2). The proposal will clearly increase the amount of built development in the area and could impact upon future decisions regarding the direction of growth of Snetterton Heath prior to consideration through the AAP.

* The Council's Economic Development team is supportive of the Snetterton Biomass Plant as its establishment will overall unlock the potential of the District bringing jobs and wealth to an area that currently is a desert as far as electricity is concerned. The power station would allow for a major growth area along the A11 corridor.

Ecology and Conservation

* The scoping study highlighted the potential for adverse effects of atmospheric acid and nitrogen deposition on the Breckland Special Area of Conservation (SAC) and the Norfolk Valley Fens SAC. Data and studies have been produced sufficient for specialists within Natural England to conclude that no significant adverse effect will in fact occur. The Local Planning Authority, having considered the analysis is entitled to accept this assessment and share Natural England's conclusion that no further assessment of this aspect, in respect of the Habitats Regulations, is necessary.

* Having considered potential aerial effects we may turn to sub-aerial effects. The power station is reported to run on a largely closed water cycle; however, a net use of 5 tonnes per day is envisaged. This has the potential to affect the chalk aquifers beneath the local area and affect local wetland conservation sites in the Thet valley. However, Anglian Water report that this level of extraction can be accommodated within their planned provision for growth in the region without adverse effect and furthermore, the Environment Agency has raised no objection. Similarly, and subject to a number of conditions they (EA) recommend are appended to any consent, the Environment Agency is initially satisfied that no pollution of the aquifers by the proposal is likely.

* The Tree and Countryside Consultant would have liked to have seen all of the unused part of the site used for ecological enhancement but has stated that the ecological and protected species reports are noted and accepted as are, in part, the soft landscaping plans. A condition requiring an Ecological Management would be appended to any consent.

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Landscape Impact

* The impact upon landscape is likely to form a key element of this proposal, particularly in light of the scale of the turbine and boiler house, straw storage barn and height of the stack. The site is located within the 'Snetterton Heath Plateau' Landscape Character Area (E.2) and the District Landscape Character Assessment considers that 'careful attention should be paid to the predominantly open skylines in planning for change'. The inter-visibility of the site with adjoining landscape character areas (such as the nearby river valley) should also be carefully considered.

* The proposed site is located in a relatively undulating landscape and the power station itself would be situated on the higher ground, surrounded by hedgerows and a number of mature trees which screen views from the immediate area. It is felt that because of the undulating nature of the area and the varying nature of the land cover, views into and out of the site can be long distance but small features, such as hedgerows and trees, can provide a high degree of screening. Therefore, although the site is situated on higher ground the trees bordering the site appear on the skyline and blend in with surrounding vegetation making it hard to determine the exact location of the site from a long distance.

* It is accepted that some of the new buildings, and in particular the stack, will create a new prominent focal point on the landscape. However, the existence of the A11 dual carriageway, Snetterton Industrial Estates on both side of the A11 and the Snetterton Motor Racing Track decreases the quality of the surrounds. Therefore, Landscape Character Areas identified within the study area of being 'medium' quality, including Harling Heathlands and Snetterton Heath Plateau, would be able to accommodate the change and the effects on landscape character would be minor adverse and not significant.

* Mitigation measures to reduce impact include supplementing existing vegetation with additional native vegetation. Furthermore, lights will be chosen which are directional and minimise uplighting and skyglow. The lighting will be chosen by a specialist to reduce the potential impact of light pollution at night.

Visual Amenity

* It is felt that filtered views of the development would be possible from certain residential properties and surrounding roads and footpaths that are closer to the application site. However, further from the site, trees and hedgerows bordering the site would screen the lower parts of the plant although the upper parts would still be visible. Overall, views from long-distance properties and footpaths would not be significant although there would be some minor to moderate adverse effects for the closest receptors such as residents of North End, Snetterton and South End village and hamlets.

Local Amenity

* The Environmental Statement submitted with the application explains how the power station can be designed, constructed and operated in such a way as to avoid significant adverse effects with regard to noise disturbance. Noise levels from normal operations, including the delivery of biomass fuels to the site and the removal of ash for use offsite will remain within acceptable levels and will not, in most cases, be discernible above the existing background noise levels at local noise sensitive dwellings. Construction will be controlled by a condition limiting hours of working.

* With regard to air quality the Environmental Statement claims that no significant residual effects are anticipated during the construction or operation phases and the proposed project is not considered to conflict with any national, regional or local policy in relation to air quality.

* Furthermore, the Council's Environmental Health Officers, including the Air Quality Management Officer, have not objected to the proposal.

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* The development would require an Environmental Permit from the Environment Agency, which would include controls on all emissions and day-to-day management processes.

Other Issues

Highway Safety and Traffic

* The use of a travel plan for operational staff is commended by the Highways Agency. Whilst public transport will clearly be difficult in this rural location, car sharing, cycling and walking should be positively encouraged in order to reduce vehicle trips.

* The Highways Agency are content that the operational requirements of the proposed application would not produce vehicles in such numbers as to adversely affect the safe operation of the trunk road, but do have some concerns regarding the traffic demands of the construction phase. It is predicted in the Environmental Statement that the construction phase of the project will generate on average 60 HGVs per day, and 150 HGVs per day during the peak construction period. The operational phase of the project is predicted to generate on average 52 HGVs per day. Staff cars are estimated to be 40 per day during the operational phase.

* The application suggests that a construction phase traffic management plan will be produced to address the relatively short term nature of the associated travel demands. The Highways Agency therefore required conditions for the production and agreement of such a traffic management plan. It should also be noted that the County Highways Officer did not object to the application subject to suitable conditions.

* Although the construction and operational phases of the project will result in an increase in traffic it is not considered to represent a significant effect given that the power station is located directly adjacent to a dual carriageway (A11).

Trees

* A general assessment of the trees bordering the site is offered in the Environmental Statement and the Arboricultural Impact Assessment is deemed acceptable by the Tree and Countryside Consultant. Conditions regarding tree protection will be added to any consent.

Geodiversity

* Provision for opportunistic recording of geodiversity during construction was flagged at the scoping stage. A protocol for field recording and forwarding of results to the Norfolk Geodiversity Partnership and Norfolk Biodiversity Information Service should be conditioned to any consent.

Impact on farming community

* Numerous letters of objection have been received from the farming community with regard to the significant use of straw by the power station and the resulting lack of straw and high prices for farmers. Local farmers also feel that more straw will not be made available because many farmers save money by ploughing into fields due to the high cost of fertiliser. In response to these concerns the applicants have explained that they have specifically agreed not to take fuel in the form of cereal straw from the area around the proposed site thus alleviating the immediate concerns of local straw supply for pig farmers. The applicant's wish to reiterate that the straw fuel mix that Icen Energy are proposing is approximately 110,000 tonnes of oil seed rape straw and approximately 110,000 tonnes of cereal straw. There will also be a percentage of miscanthus introduced when available and at least 20,000 tonnes of virgin woodchip. The applicants have claimed that straw will be provided by requesting those farmers that currently chop and plough their straw to stop that practice and to bail the straw instead thus avoiding having an effect on the supply of straw in East Anglia.

* Whilst the promotion of economic activity in general terms is a legitimate objective of the planning system, the extent to which planning decisions can take into account the effects of new

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development on individual businesses is limited by the need to consider public rather than private interests. The supply and demand of straw is governed by market forces, and it is not considered that it would be appropriate for the planning system to seek to intervene here in order to favour one business sector over another. It is considered therefore that only limited weight should be given to the objections raised relating to the supply and price of straw.

Historic Environment

* The proposed development will affect an area known to contain heritage assets of archaeological significance. Previous archaeological investigations have revealed the presence of prehistoric remains, Roman ditches, an Early Anglo-Saxon settlement and a medieval field system. Accordingly, Norfolk Landscape Archaeology has asked that any permission granted is subject to a condition requiring a programme of archaeological work.

* English Heritage has considered numerous historical sites in the area and is of the view that no significant harm will result from the development. While the power station and its chimney may be visible in distant views from near these sites it is not felt the visual impact will be intrusive to such a degree as to be decisively harmful to their significance. In summary English Heritage would not wish to object to the application.

Water

* Anglian Water have stated that the future growth planned for the region includes commercial uses such as that for the proposed biomass power station. The applicant has provided information on the water usage for this proposed development site to Anglian Water and based on this information the plants' requirements will be met by the allowance for growth already contained within Anglian Water's long term plan for water resources.

Conclusion

* The proposed power station would accord with both local and national planning policies which encourage the development of renewable energy projects. By addressing current energy problems in the locality, the proposal would also help to promote the development of the Snetterton Heath employment area. Careful consideration has been given to anticipated environmental impacts, and it has been concluded that the scheme would not result in significant adverse effects. Accordingly, the application is recommended for approval subject to conditions.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3920** Air Quality
- 3920** EA condition - surface water
- 3920** EA condition - contamination
- EA condition - verification report

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- 3920**
- 3920** EA condition - contamination
- 3920** EA condition - piling/foundation designs
- 3920** EA condition - disposal of contaminated waters
- 3920** EA condition - foul and surface water
- 3920** Highways condition - access
- 3920** Highways condition - vision splays
- 3920** Highways condition - parking/loading/turning
- 3920** Highways condition - parking during construction
- 3920** Highways condition - traffic management plan
- 3920** Highways condition - comply with traffic management scheme
- 3920** Highways condition - wheel cleaning
- 3920** Highways condition - wheel cleaning in accordance with schem
- 3920** Highways condition - off site highway works
- 3920** Highways condition - improvement works completed
- 3920** Highways condition - HGV route
- 3920** Ecological condition
- 3920** Geodiversity condition
- 3414** Fencing protection for existing trees
- 3920** RPA of Trees condition
- 3920** MOD condition - lighting
- 3920** NLA condition - archaeological work
- 3996** Note - Discharge of Conditions
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3994** EA Informative

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ITEM	2	RECOMMENDATION : APPROVAL
REF NO:	3PL/2012/0080/F	CASE OFFICER: James Stone
LOCATION:	MATTISHALL Clover Paddock off Mill Road	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr Michael Cawley & Miss Mary-Lou Cawl Clover Paddock off Mill Road	
AGENT:	Mr Philip Mason Overburys Solicitors 3 Upper King Street	
PROPOSAL:	Retention of 1 static home, 2 touring caravans, laundry room 2 sheds, fences, access/splays parking, c/u ag land to res	

KEY ISSUES

Principle of development
Proof of ethnicity
Need for additional pitches
Suitability of site
Amenity/local concerns

DESCRIPTION OF DEVELOPMENT

The application seeks retrospective full planning permission for the retention of one static home, two touring caravans, a laundry room, two sheds, access splays, parking and the change of use from agricultural land to residential. The original proposal has been amended which will result in the removal of the front fence to be replaced by a native hedge.

SITE AND LOCATION

The application site was previously agricultural land and is served by a private track off Mill Road. The site is located in the countryside approximately 200m from the Settlement Boundary of Mattishall. To the south of the site are open fields whilst to the north is an existing gypsy and traveller site consisting of a mobile home and a caravan. To the west is residential development.

EIA REQUIRED

No

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RELEVANT SITE HISTORY

Ref: 3PL/2010/0223/F granted planning permission for the retention of a mobile unit for one travellers' family, permanent residential occupation and caravan for family room. This site is located to the north east of the current application site and is served by the same private track off Mill Road.

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework have also been taken into account, where appropriate

CP.02	The Travelling Community
CP.11	Protection and Enhancement of the Landscape
DC.01	Protection of Amenity
DC.16	Design
DC.19	Parking Provision

CONSULTATIONS

MATTISHALL PARISH COUNCIL -

No case for changing use of land from agricultural to residential; outside the development boundary. Concerns over the highway (single track road) carrying additional traffic. Five objectors attended the meeting with two letters of objection also received.

NORFOLK COUNTY COUNCIL HIGHWAYS

The agent has confirmed that 'the touring caravans will not leave the site on a regular basis, as they are intended to be used for family accommodation.'

Whilst I accept in the immediate vicinity of the access the carriageway is limited to around 3m in width, on the basis Mill Road is a straight section of carriageway with good forward visibility, that around 200m - 250m south of the access Mill Road widens to around 5m, the limited scale of development proposed and in light of the additional information provided by the agent I consider adverse highway comment in this instance could be difficult to substantiate.

Recommend that the access be hard surfaced to minimise material being carried onto the carriageway

ENVIRONMENTAL HEALTH OFFICERS

No objections

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MR B ROSE

I have been asked by both Mattishall Parish Council and a number of objectors who are concerned that their views should be made known about further development at this location on Mill Road.

The 6 acre parcel of agricultural land on which this application is part of, was originally given permission for the relocation of a dog breeding business about 15 years ago. Since that time other permissions were approved for agricultural activities, together with accommodation for temporary periods.

The whole site has now become a traveller site, this application being the last.

Development there has already compromised the residential amenity of occupiers of nearby properties and I would ask the committee to take account of these concerns when considering this application

REPRESENTATIONS

Representations have been received raising the following issues:

impact of the proposal on local services; future intensification of use; impact on local residents; site outside Settlement Boundary; use already established; increase in traffic movements; refusals for other sites in Mill Road.

ASSESSMENT NOTES

* The application was previously referred to Planning Committee on 14th May, 2012. The comments of the Ward Representative were not available at the time of that meeting. The application is referred back to allow further consideration of local concerns.

* This application has been brought before Planning Committee at the request of the Ward Representative.

Principle of development

* Proposals for gypsy and traveller sites should be determined in accordance with Policy CP2 of the adopted Core Strategy and Guidance contained within the NPPF

* The principle of development is considered acceptable because of the sustainable nature of the site, which is in close proximity to Mattishall, satisfactory access and the need for additional gypsy and traveller pitches in Breckland.

* Policy CP2 of the Core Strategy sets out the criteria the Council will use in identifying allocations for gypsy and traveller sites. Although this proposal is not an allocation, the criteria in CP2 are still relevant in determining proposals for permanent traveller pitches. Policy CP2 of the adopted Core Strategy states that within the period up to 2011 a permanent site for 15 pitches will be allocated along the A11 corridor and sets out the criteria which would be used to identify suitable sites. The Authority has yet to identify where the additional pitches should be provided.

* The proposal is for a single family away from the A11 corridor and is therefore considered a windfall site. However the criteria set out in policy CP2 provide a policy framework to assess applications for individual pitches.

* Policy CP2 sets out the following criteria:-

- The site is within reasonable distance to facilities and supporting services;
- The site is properly serviced;
- The site will not have an adverse impact on the character and appearance of the surrounding

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landscape.

Preference will be given to previously developed land or vacant and derelict land.

* The NPPF states that local planning authorities should promote more private traveller sites provision and consider:

- a) the existing level of provision and need for sites
- b) the availability (or lack) of alternative accommodation for the applicants
- c) other personal circumstances of the applicant

* The NPPF explains that landscaping is an important issue and that high walls or fencing and large amounts of hard landscaping are not desirable because it can result in isolation from the local community.

Proof of ethnicity

* Information has been submitted, from the Norfolk Traveller Education Service, to confirm the applicants are from the travelling community. This consultee has stated that this family are of Romany Gypsy origin. The information given confirms that the family fall within the planning definition of gypsy or traveller.

Need for additional pitches

* The Cawley family, the occupiers of this site, comprises of eight people and the site is owned by a member of the family. The agent acting on behalf of the Cawleys has explained that they used to be camped on the Mile Cross site in Norwich but were forced to move because of a violent dispute with other occupiers of the site. It is the intention of the family to establish a settled way of life according to their agent.

* Policy CP2 recognises there is a need for gypsy sites within the district and Breckland Council's housing team has confirmed that by approving this application the needs of this family will be met on an appropriate site, otherwise the Council will need to meet their housing need through alternative provision.

Suitability of the site

* The site is close to the village of Mattishall and therefore close to facilities and supporting services. The site is already fairly well screened by existing mature vegetation which would be enhanced by a landscaping scheme. The proposal does not raise any issues in terms of landscape impact and highway safety and there are no specific planning constraints. It should be noted that the existing fence at the front of the site would be removed as part of the application and replaced by a native hedge.

* The edge of the site would be located approximately 17 metres from the nearest residential property whilst the nearest caravan/static home would be approximately 33m from the nearest dwelling. It is considered that this separation would not result in any material impact in relation to loss of sunlight, loss of privacy and overdominance.

Local Concerns

* The static home and touring caravans will be located at an adequate distance from neighbouring properties to avoid issues with regard to loss of privacy, overdominance and unacceptable loss of sunlight.

* Furthermore, it is considered that the surrounding highway network is adequate to accommodate the additional traffic that will be associated with the scheme. The Highways Officer stated that he accepts that in the immediate vicinity of the access the carriageway is limited to around 3m in width. However, Mill Road is a straight section of carriageway with good forward visibility and that at around 200m - 250m south of the access Mill Road widens to around 5m. It is

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concluded that given the limited scale of development proposed adverse highway comment in this instance would be difficult to substantiate.

* Conditions of any planning permission would restrict the number of caravans and static homes on the site and the number and length of stay of any other touring caravans. On this basis, the proposal is not considered likely to have a significant impact on local services or the wider community.

Conclusion

* The proposal is considered to satisfy the criteria set out in the NPPF and 'Policy CP02 The Travelling Community' of the adopted Breckland Core Strategy. There is a need for additional pitches in the district, the site is located in a sustainable location and the applicants have provided evidence that they are from the travelling community. Furthermore, there would be no detrimental impact on the travelling community. The application is therefore recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3046** In accordance with submitted plans
- 3408** Landscaping - details and implementation
- 3920** Occupation restricted to gypsies and travellers
- 3920** Foul water drainage
- 3802** Precise details of surface water disposal
- 3920** Limited number of caravans and static homes
- 3920** Limit on tourers and stay
- 3750** Highways condition re visibility splay
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions

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ITEM	3	RECOMMENDATION : REFUSAL
REF NO:	3PL/2012/0321/F	CASE OFFICER: Chris Raine
LOCATION:	THETFORD Premier Inn The Warrener Maine Street	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Whitbread Group PLC & Kier Homes C/o Agent	
AGENT:	Walsingham Planning Bourne House Cores End Road	
PROPOSAL:	Erect 3 storey hotel annex, single storey extension to restaurant, alterations to car park & relocate play area	

KEY ISSUES

Principle of development
TPO and ecology issues
Open space
Highway safety
Visual impact
Neighbour amenity
Other issues

DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission for the erection of a three storey detached building (holiday annex) which provides 36 additional bedrooms to the existing Premier Inn Hotel, a single storey extension to the front of the existing public house to provide additional space for the restaurant and alterations to the on-site car park and relocation of a play area.

SITE AND LOCATION

The application site consists of a roughly rectangular shaped plot which contains an L shaped building which provides hotel, public house and restaurant facilities. The site also provides on-site parking which is accessed via Maine Street which is located to the west beyond which is a relatively new residential development. To the north of the site is the A134 carriageway beyond which are residential properties. To the east are existing residential dwellings and associated gardens. The southern part of the site is to provide a play area/open space as part of the recently constructed residential development to the west.

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EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2006/0530/F - Provision of roadside Premier Travel Inn with integral restaurant, landscaping and associated car parking - Approved 19/7/2006

3PL/2006/1086/A - Internal/external illuminated signage including 2 totem signs, name signs and 1 box sign, entrance and welcome sign - Approved 19/9/2006

3PL/2011/0715/F - 2 storey extension to hotel, single storey extension to restaurant, revise car parking layout, relocate play area - Refusal 3/10/2011

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework have also been taken into account, where appropriate

DC.01	Protection of Amenity
DC.08	Tourism Related Development
DC.09	Proposals for Town Centre Uses
DC.11	Open Space
DC.12	Trees and Landscape
DC.14	Energy Efficiency
DC.16	Design

CONSULTATIONS

THETFORD T C -

Original proposal

The committee support this proposal

THETFORD T C -

Amended proposal

The committee supported the proposal but we do not have a meeting until the 12th June which is after the date for comments on the amendments , having spoken to Chris Raine we will go with the judgement of the officers on the revised floor plan which I believe moves the building nearer the trees which I believe have a TPO so this could be an issue.

ENVIRONMENTAL HEALTH OFFICERS

No objection subject to a condition relating to external lighting.

ENVIRONMENT AGENCY

No objection.

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HIGHWAYS AGENCY

No objection

NORFOLK LANDSCAPE ARCHAEOLOGY

No objections subject to conditions

NATURAL ENGLAND

No objection.

NORFOLK COUNTY COUNCIL - HIGHWAYS

No objection subject to a condition relating to the laying out of the site as in the plan.

TREE & COUNTRYSIDE CONSULTANT

The extended Phase 1 Ecological Survey by ADAS is noted and accepted. However, Section 5 of Duramen Consulting's Arboricultural Impact Assessment and Section 4.8 of the Design and Access Statement are illustrative of the misunderstanding implicit in the applicant's consideration of the trees and greenspace east of Maine Street. To categorise the individual trees of a woodland by the BS5837 Cascade chart is to deny the principle under which the trees have been protected by a Woodland Tree Preservation Order. Such an order recognises the collective value of the trees and the inherent processes that sustain the woodland as a collective tree ecosystem and landscape unit. To individualise the trees as has been presented is to 'divide and rule' and present trees as a 'south Thetford'. The piecemeal erosion of this corridor should be resisted.

CONTAMINATED LAND OFFICER

No objection.

THETFORD SOCIETY

No objection.

NORFOLK WILDLIFE TRUST - No Comments Received

ARCHITECTURAL LIAISON/CRIME OFFICER - No Comments Received

NATIONAL GRID - No Comments Received

ENVIRONMENTAL HEALTH OFFICERS - No Comments Received

ANGLIAN WATER SERVICE - No Comments Received

PRINCIPAL PLANNER MINERAL & WASTE POLICY - No Comments Received

REPRESENTATIONS

Objections have been received, a summary of which is as follows:
Devaluation of property; loss of privacy; agree with reasons for refusal from previous application;

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loss of play space provision; loss of privacy and new accommodation should be focused towards the town centre.

ASSESSMENT NOTES

* The application is referred to the Planning Committee as it is a Major application.

Principle of Development

* A previous application (3PL/2011/0715/F) was recently refused and whilst previously referred to national guidance has been replaced by the NPPF, it is considered that the policy requirements are broadly the same in terms of the principle of such development. With this in mind, Policy DC8 confirms that hotel accommodation within the five market towns will be permitted where a "sequential approach" has been undertaken, where such a development can be justified and where it is a road related facility which primarily meets the needs of road users. It is acknowledged that a hotel is defined as a "town centre use" within the NPPF and as such it is necessary to consider the most appropriate locations for this development, namely within a town centre. However, it should also be acknowledged that a hotel already exists at the site and, as such, this is not a new enterprise but an extension to the existing facility. With this in mind it is considered appropriate to consider how viable it is to set up a new enterprise on a more "beneficial" site (within the town centre) rather than extend the existing facility. It is considered that it is not appropriate or viable to disaggregate the extension from the existing facilities on the basis that this hotel serves predominantly the needs of road users (the A11 is in close proximity to the site) and a more central site would not meet this need effectively.

* The agent has undertaken an assessment of vacant sites/premises and confirmed why each is not a viable alternative to accommodate the proposed extension. As such, it is considered that it has reasonably assessed alternative sites.

* Given the above it is considered that the principle of extending the facilities at this site are acceptable in principle.

TPO and Ecology issues

* Whilst the proposal is a detached building rather than the previously sought extension to the hotel, the scheme continues to result in the loss of part of a TPO woodland. As previously stated, this loss would be detrimental to the visual amenities of the area. This is notwithstanding the proposed additional planting on the site. The Tree and Countryside Officer supports this concern.

On this basis the proposal is contrary to the aims of Policy DC12.

* The submitted Ecological Survey has been assessed by the Tree and Countryside Consultant and it is considered acceptable. As such, there are no objections on ecology grounds.

* Natural England has confirmed that it has no objection to the proposal.

Open Space

* As with the previously refused scheme, the current proposal continues to result in the loss of part of an open space provision secured as part of the approval for the adjacent residential scheme.

* Policy DC11 seeks to retain areas of open space and only allows for their loss if it can be demonstrated that there is an excess provision of open space within the settlement and an appropriate enhancement to the remaining provision is made, or the community would gain greater benefit from the developer providing an alternative facility. It is evident that there is not excess provision and no alternative provision has been put forward. On this basis, and consistent with the previous application, the proposal continues to be contrary to Policy DC11.

Highway safety

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* In terms of highway safety, the Highway Authority and the Highways Agency have confirmed that they have no objection.

Visual Impact

* In visual terms, the proposed building replicates the architectural detailing, fenestration and external materials of the existing hotel and public house and this is considered an acceptable approach in the context of the site and the immediate locality. The three storey composition, whilst taller than the existing accommodation, is considered to be acceptable given that it is a stand alone building some distance from the existing premises.

Neighbour amenity

* With regard to neighbour amenity, the separation distances to neighbouring properties, given the overall size of the proposal, are such that there would not be any significantly overbearing impact resulting from the proposal. The positioning of the windows within the proposed building, given the separation distances are such that privacy would not be significantly compromised.

Other issues

* The Environment Agency, Environmental Health Officer and Contaminated Land Officer have not raised any objections

* Norfolk Landscape Archaeology has not raised any objection but would recommend a condition in relation to a programme of archaeological work.

* It should be stressed that there is no objection to the proposed restaurant extension on the front of the existing premises. It is considered that it relates satisfactorily to the existing premises in visual terms, would not compromise the character and appearance of the area and would not compromise neighbour amenity.

Conclusion

* It is considered that the scheme has not addressed the concerns raised by the previous refusal relating to the loss of part of a TPO Woodland Order and the loss of part of an open space and, as such, the proposal is considered to be unacceptable and therefore recommended for refusal.

RECOMMENDATION

Refusal of Planning Permission

REASON(S) FOR REFUSAL

9900 Loss of part of a dedicated open space

9900 Loss of trees

BRECKLAND COUNCIL - PLANNING COMMITTEE - 11-06-2012

ITEM	4	RECOMMENDATION : APPROVAL
REF NO:	3PL/2012/0479/F	CASE OFFICER: Viv Bebbington
LOCATION:	THETFORD Breckland Leisure Centre Croxtan Road	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: Open Space CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Breckland Council Elizabeth House Walpole Loke	
AGENT:	Breckland Council Elizabeth House Walpole Loke	
PROPOSAL:	Construction of concrete skatepark (228sqm)	

KEY ISSUES

Principle of development
Impact on the residential amenity
Impact on amenities of the area

DESCRIPTION OF DEVELOPMENT

The proposal seeks full planning permission for the construction of a Skatepark. The site is approximately 14m by 15m and consists of a concrete area of ramps, curbs and walls. The structure would be less than 1.4m in height.

It is intended to erect a fence around the site and install lighting. No specific details have been submitted as part of the application.

SITE AND LOCATION

The site is located to the rear of a group of existing non residential buildings which include the Health Centre to the south, the Leisure Centre and car park to the north and east and the football ground to the west. The area is an area of grassland adjacent an existing car park which has permission to be expanded.

EIA REQUIRED

No

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RELEVANT SITE HISTORY

No relevant site history

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework have also been taken into account, where appropriate

DC.01	Protection of Amenity
DC.18	Community facilities, recreation and leisure

CONSULTATIONS

THETFORD T C - No Comments Received

ENVIRONMENTAL HEALTH OFFICERS

No objection subject to conditions

ENVIRONMENTAL HEALTH OFFICERS

I have looked at the application submitted and, based on the information provided to me at this time, I recommend approval providing the development proceeds in line with the application details and subject to the following conditions to alleviate environmental concerns.

¿ A 2 meter high acoustic fence, barrier or wall should be placed on the north eastern boundary of the site to protect the residents of Stanford Road. The fence, barrier or wall must be capable of reducing noise by at least 10 decibels and should be positioned and angled such that any reflected noise from the barrier, fence or wall is not reflected back from the surface of the Health Centre building over or around the barrier, fence or wall in the direction of the properties in Stanford Road.

Reason for condition:-

In the interest of the amenities of nearby residents

¿ No external lighting to be switched on between the hours of 21:00 and 09:00. All external lighting should be hooded and angled down and installed and maintained in accordance with the manufacturers design. No other external lighting shall be installed on the site without the prior written approval of the local Planning Authority.

Reason for condition:

In the interest of the amenities of nearby residents.

I have been advised by the applicant that the intention is that the skatepark is to be secured and

DC131_new

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monitored by infra red CCTV in conjunction with the police, I would therefore recommend the following as a condition to protect the residents of Stanford Road from night time disturbance.

ç The site should not operate between the hours of 21:00 and 09:00 and signage should be displayed to advertise this. Between the hours of 21:00 and 09:00 the site should be secured by fencing, which may also include the acoustic fence, wall or barrier, and a locked gate. During these hours the site should be monitored by CCTV or other similar means with measures in place to prevent the use of the permitted site for activities that cause nuisance or annoyance to nearby residents.

Reason for condition:

In the interest of the amenities of nearby residents.

REPRESENTATIONS

None

ASSESSMENT NOTES

* The application is referred to Planning Committee as the applicant is Breckland Council.

Principle of development

* The proposal seeks permission for the construction of a concrete skate park to provide a new community recreational facility for use by skateboarders and BMX riders. The principle of the development is supported by Policy DC 18 which provides for proposals for community, recreational and leisure facilities within the Market Towns. The proposal is well related to existing leisure/ recreational facilities.

* The main issue in this instance is the acceptability of the location in terms of its impact on the amenity of the area and particularly the impact on residential amenity.

Neighbouring Amenity

* The nearest residential property is some 120m to the north of the site. The Leisure Centre and car park is located between the site and several of these properties. Residential properties to the east are separated by the Leisure Centre and Croxton Road.

* The Environmental Health Officer has raised no objection to the proposal subject to conditions to protect the residential amenity of the neighbouring residential properties. A condition has been imposed requiring a 2m acoustic barrier to be positioned on the northern boundary. It is also conditioned that the hours of operation should be controlled and outside these hours the site should be locked and the lighting switched off.

Visual Impact

* The proposal is relatively small and surrounded by existing buildings and recreational facilities. There are no views into the site from either Croxton or Mundford Road.

Conclusion

* In conclusion, the principle of the development is supported by policy. The site is well related and close to other recreational/leisure facilities. The proposal is unlikely to result in a significant adverse impact on residential amenity or the visual amenity of the area.

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RECOMMENDATION Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3920** Acoustic barrier
- 3920** Lighting and hours of operation
- 3920** Fencing
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions

**BRECKLAND COUNCIL
PLANNING COMMITTEE**

List of decisions made by the Breckland Council under the agreed terms of delegation.

DOC - COMPLETE

3DC/2011/0165/DOC	Mr A Moyes	OVINGTON 32 The Street	Discharge of conditions 3, 4, 5, 6, 7 and 8 on pp 3PL/2010/0697
3DC/2012/0048/DOC	JD Wetherspoon PLC	THETFORD Red Lion Inn Market Place	Discharge conditions 6 & 8 on 3PL/2011/1008/LB
3DC/2012/0056/DOC	South Pickenham Estate Co. Lt	SOUTH PICKENHAM Home Farm	Discharge of condition 5 on 3PL/2011/0864/F
3DC/2012/0049/DOC	J D Wetherspoon Plc	THETFORD Red Lion Inn Market Place	Discharge of conditions 9 & 11 on 3PL/2011/1007/F
3DC/2012/0064/DOC	Paul Garner Developments Ltd	WATTON 99 Dereham Road	Discharge of condition 5 on 3PL/2011/1345/F
3DC/2012/0072/DOC	Flagship Housing Group Limited	THETFORD Sweyn Close/ Fulmerston Road	Discharge of condition 22 on 3PL/2010/0013/F for plots 50 & 51
3DC/2012/0066/DOC	Miss L J Freezer	CROXTON All Saints Court	Discharge of condition No. 6 of pp 3PL/2008/1452/F
3DC/2012/0063/DOC	Co-Dunkall Ltd	GRISTON The Bluff Church Road	Discharge of conditions 3 & 7 on pp 3PL/2011/1404/F

DOC-Discharge FULL

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List of decisions made by the Breckland Council under the agreed terms of delegation.

DOC-Discharge FULL

3DC/2012/0051/DOC	Veltshaw Builders Ltd	DEREHAM Plot 2 Land off Kings Park	Discharge of conditions 3, 5, 11 and 13 of pp 3PL/2012/0003/F
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DOC-Discharge PART

3DC/2012/0042/DOC	Mr S Thurston	QUIDENHAM Chartesworth House Banham Road	Discharge of condition 3 on 3PL/2006/1373/F
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EIA not required

3SR/2012/0006/SCR	Emotion Shaping Energy	NORTH LOPHAM AND SOUTH LOPHAM 50 acre site east of Fysons Farm	Solar farm
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3SR/2012/0007/SCR	Pike Energy	BEETLEY 35 acre site north of Gressenhall and north west of Beetley	Solar farm
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3SR/2012/0008/SCR	Pike Energy	STANFIELD 40 acre site south of Cherry Tree Farm	Solar farm
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EIA required

3SR/2012/0004/SCR	Pike Energy	WEETING 3 fields north of Weeting for Childerhouse Farms	Solar Farms
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3SR/2012/0005/SCR	Emotion Shaping Energy	SWAFFHAM 50 acre site south of Swaffham Between Cockley Cley Road	Solar farm
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BRECKLAND COUNCIL

PLANNING COMMITTEE

List of decisions made by the Breckland Council under the agreed terms of delegation.

Permission

3PL/2012/0002/F	Mr N Olesen	LEXHAM 20 West Lexham	Proposed conversion & extension of existing garages to annexe
3PL/2012/0030/F	Pentney Leisure & Bowls Club	NARBOROUGH King's Lynn Indoor Bowls Club Narborough Road	Variation of condition 3 on pp 3PL/2011/0725/CU - re number of caravans on field for touring caravan park
3PL/2012/0099/F	Miss S Hulm & Mr R Foster	DEREHAM Old Hall Farm Cottage Badley Moor	Erection of first floor bedroom extension over existing ground floor kitchen
3PL/2012/0135/F	Mr & Mrs M McDonnell	BEETLEY St Marys Cottages Church Lane	Single storey ext to side/rear single storey rear ext/new roof to form utility/WC
3PL/2012/0115/F	Mr Marcus Bell	GUIST School House Norwich Road	Change of use of attic storage over garage to annex (retrospective)
3PL/2012/0101/F	Mr R Cooper	BAWDESWELL School House Billingford Road	Single storey side extensions to create garage, utility room and bathroom
3PL/2012/0141/F	Mr Geoff Bacon	THETFORD Baxter Healthcare Ltd Caxton Way	Replacement of existing cooling plant
3PL/2012/0166/F	Mr Rob Rafferty	THETFORD 2 Sisters Food Group Caxton Way	Installation of a 250kW solar photovoltaic array on existing industrial unit

BRECKLAND COUNCIL

PLANNING COMMITTEE

List of decisions made by the Breckland Council under the agreed terms of delegation.

Permission

3PL/2012/0168/F	Mr & Mrs Simpson	GREAT ELLINGHAM 28 Church Street	Installation of 8 photovoltaic solar panels to an Aframe on flat roof of garage
3PL/2012/0218/F	Mr & Mrs Downes	MATTISHALL Land Adjacent to Homelea Stone Road	Erection of wooden holiday cabin & siting of temporary static caravan during construction of holiday accomm
3PL/2012/0216/F	Mr & Mrs N Hancy	BANHAM 8 The Council Houses Haugh Road	Erection of two storey side extension to dwelling and attached cart lodge
3PL/2012/0214/F	Mr J Wright	BRIDGHAM Barn adj Hall Farm The Street	Conversion, alterations & extension to barn to form dwelling, erection of garage/ carport & demo. of outbdgs
3PL/2012/0210/F	Ms K Fox	MERTON Darkins Piece The Green	Erection of conservatory to rear
3PL/2012/0202/A	Greene King Ltd	DEREHAM The Bull 25 High Street	Install 1 no wall mounted poster holder
3PL/2012/0185/F	Mr Steve Holsey	WEETING 3 Fairfax Drive	Single storey side extension to dwelling
3PL/2012/0175/A	Ms Elizabeth Buckley	GARVESTONE Garvestone & Thuxton Village Hall Dereham Road	New external sign/notice board

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List of decisions made by the Breckland Council under the agreed terms of delegation.

Permission

3PL/2012/0174/F	Mrs P J Spence	THOMPSON Buckenham 28 Pockthorpe Lane	Single storey extension to rear of dwelling
3PL/2012/0171/F	Mr & Mrs Emblen	ROCKLANDS Sage Cottage Chapel Street	Single storey extension to create annexe for elderly relative
3PL/2012/0236/F	Mr Paul Barley	WRETHAM 4 Thorpe Farm Cottages Croxtan Road	Single storey rear extension
3PL/2012/0235/F	Mr & Mrs M Ruston	SWAFFHAM 47 London Street	Replacement Fence (Retrospective)
3PL/2012/0231/A	Tesco Stores Ltd	THETFORD Tesco Stores Ltd Kilverstone Road	Proposed building & car park signage to update to current design standards & 1 totem sign with spotlights beneath
3PL/2012/0227/F	Tesco Stores Ltd	THETFORD Tesco Stores Ltd Kilverstone Lane	1 no. larch timber external facade wall and replacement timber trolley bays.
3PL/2012/0226/F	Mr & Mrs Nigel Black	SHIPDHAM 14 Letton Road	Proposed first floor extension and alterations
3PL/2012/0225/F	Mr T Williamson	NECTON Shop Units Hale Road/Chantry Court	Proposed extension and alterations to shop units, change of use of part of first floor apartment to A1 retail

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List of decisions made by the Breckland Council under the agreed terms of delegation.

Permission

3PL/2012/0224/F	Mr K Bell	NARBOROUGH Oak Grange	Material change to existing dwelling to include a 300mm cavity stone wall
3PL/2012/0222/F	East Coast Developers Ltd	GARVESTONE Greenfields Mattishall Road	Proposed 2 no. new houses and garages
3PL/2012/0220/F	C Brewer & Sons Limited	DEREHAM Enterprise Court Greens Road	To remove the existing single door to the front elevation. Enlarge the opening & insert a new roller shutter door
3PL/2012/0278/F	Mr A Blackman	MATTISHALL 19 Dereham Road	Erection of large shed for recreation & siting of smaller shed to side (Resubmission) Part retrospective
3PL/2012/0276/F	Mr Atkin	SWANTON MORLEY Woodgate Hall Farm Woodgate	Erection of 3m level fill grain store building
3PL/2012/0275/F	Mr & Mrs S Cook	MATTISHALL 25 Wier Avenue	Single storey rear extension & erection of replacement garage
3PL/2012/0274/F	Mr & Mrs Palmer	MATTISHALL 50 Burgh Lane	Increase existing roof pitch & raise ridge line to provide rooms in roof and new flue
3PL/2012/0273/F	Mr Christopher Smith	DEREHAM 2 Stone Cottages Northall Green	Two storey extension to the side of the property

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List of decisions made by the Breckland Council under the agreed terms of delegation.

Permission

3PL/2012/0272/F	Mr R Bright	BEETLEY Land to the west of 55 Elmham Road	Proposed chalet bungalow
3PL/2012/0268/F	Mr P Bangay	ROCKLANDS North End Thieves Lane	Erection of front extension (part replacement) & weatherboarding to new walls & existing front of bungalow
3PL/2012/0267/F	Mr R Sidell	COLKIRK Meadow Cottage Oxwick	First floor extension & alterations
3PL/2012/0263/F	Mr J Hicks	MILEHAM Sunnyside Farm Tittleshall Road	Demolish barn & replace with small barn for farm plant & machinery
3PL/2012/0304/F	Mr & Mrs R Sealy	SPARHAM Wensum House Whitwell Road	Erection of conservatory, shed (retrospective) and gazebo to rear
3PL/2012/0302/F	Mr Mark Campbell	OVINGTON Mill Yard The Street	Installation of a single small scale wind turbine (14.97m to hub, 5.6m diameter blades)
3PL/2012/0301/F	Mr Carl Foreman	ASHILL Redmoor Cressingham Road	Installation of a single small scale wind turbine (14.97m to hub, 5.6m diameter blades)
3PL/2012/0300/F	Mr M Warner	NORTH LOPHAM 77 The Street	Demolish existing dilapidated extension, erect replacement extension & sun room extension at rear

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Permission

3PL/2012/0298/F	D & A (2127) Ltd	DEREHAM 41 Market Place	Proposed rear extension at first floor level and alterations
3PL/2012/0297/F	Mr P Dodds	SHIPDHAM Twin Peaks Chapel Street	Conversion of residential garage building to a self contained annexe and change of use of land to garden
3PL/2012/0294/F	Broke Bros Farmers	HOLME HALE Woodes Farm Hale Road	Installation of solar photovoltaic system to existing farm barn
3PL/2012/0293/F	Mr A Claburn	ATTLEBOROUGH Meadow Wood Farmhouse Morley Road	Installation of solar panel array
3PL/2012/0292/F	Mr S Newnham	SWAFFHAM Brake Hill Farm Brandon Road	Erect single storey family room, bedroom extension, garage, sheds & external cladding to existing dwelling
3PL/2012/0335/F	Mr & Mrs Easter	NORTH TUDDENHAM Woodhaven Low Road	Side extension to incorporate garage/utility, alts to rear gable to create first floor lounge with juliet balcony
3PL/2012/0334/F	Mr & Mrs M Brown	BEESTON May House The Street	Single storey front extension and glazed link to the rear
3PL/2012/0332/F	Mrs Penny Sage	WHINBURGH/WESTFIELD Gables Barn Whinburgh Road	Construction of manege for private use (20m x 40m) including perimeter fencing and gateway

BRECKLAND COUNCIL

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List of decisions made by the Breckland Council under the agreed terms of delegation.

Permission

3PL/2012/0329/F	Mr Michael Bart	ATTLEBOROUGH Baconsthorpe Farm Ellingham Road	Installation of a single small scale wind turbine (14.97m to hub, 5.6m diameter blades)
3PL/2012/0328/F	Mr John Williams	BESTHORPE 157 Besthorpe Road	Single storey front extension and convert front flat roof to pitched
3PL/2012/0325/F	Mr & Mrs T Barber	SOUTH ACRE The Old Rectory	Annex - recreation building (Amended Scheme)
3PL/2012/0324/F	Paul Garner Developments Ltd	WATTON 99 Dereham Road	Minor material amendment to pp 3PL/2007/1846 in respect of revised house type and position of plot 1
3PL/2012/0323/F	Mr & Mrs P Bell	SPORLE The Old Beerhouse 1 Dunham Road	Erection of single storey two bay cart lodge to west of the dwelling
3PL/2012/0320/F	Miss Betty Boustead	MILEHAM Wyken Farm Rattle Row	Installation of two small scale wind turbines (14.97m to hub, 5.6m diameter blades)
3PL/2012/0372/F	Necton Rural Community Cent	NECTON Necton Rural Community Centre Tuns Road	Disabled W.C extension
3PL/2012/0366/F	Mr Ian Eves	DEREHAM 26 Theatre Street	Proposed side extension

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List of decisions made by the Breckland Council under the agreed terms of delegation.

Permission

3PL/2012/0360/F	Mr & Mrs M Welch	SNETTERTON Woodlands Mill Lane	Erection of replacement domestic garage & workshop outbuilding including demolish existing outbuilding
3PL/2012/0359/F	Mr A Fell	GARVESTONE Chuckers Cottage	Proposed extension and alterations to cottage including new detached garage
3PL/2012/0358/F	Mr B Beales	MILEHAM White House Farm Beeston Road	Proposed extension and alterations to existing dwelling
3PL/2012/0354/F	Mr & Mrs Dorward	HOE Lavender House Mill Lane	Detached garage with studio to first floor
3PL/2012/0353/F	Mr & Mrs M Minns	GRISTON The Gatehouse Thompson Road	Demolish front/side ext & erect single storey ext to front, raise roof for dormer & 1 1/2 & single ext. to side
3PL/2012/0352/F	Mr T Wegg	LYNG Priory View Rectory Road	Pitch roof to garage to be increased to create attic space including dormer windows
3PL/2012/0351/F	Mr Steven Suggit	GARBOLDISHAM Hall Farm Harling Road	Minor material amendment to 3PL/2006/0911/F in respect of Unit 1 two additional windows first floor east elevation
3TL/2012/0005/TL	Mr & Mrs A Betts	WEETING 3 Fengate Drive	Extension of time limit on 3PL/2009/0409/F (Replacement dwelling & detached garage)

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List of decisions made by the Breckland Council under the agreed terms of delegation.

Permission

3PL/2012/0429/LU	Rev Douglas Alexander	MATTISHALL 9 Thynnes Lane	Conversion of existing single detached garage into new study and utility room (Certificate of Lawfulness)
3PL/2012/0389/LU	Mr M Boyce	SCARNING 12 Wright Drive	Single storey rear extension to provide w/c & shower with utility - certificate of lawfulness
3PL/2012/0373/LB	Mrs Denise Hulse	NEW BUCKENHAM Thatched Cottage Marsh Lane	Proposed addition of en-suite bathroom
3PL/2012/0326/LB	Mr & Mrs T Barber	SOUTH ACRE The Old Rectory	Annex - Recreation Building (Amended Scheme)
3PL/2012/0316/LB	Dr A J Moule & Dr M I Boulton	MATTISHALL 17 and 21 South Green	Part demolish rebuild extend 17, create linking doorway between 17 and 21, replace windows/repair pointing to 21
3PL/2012/0305/CU	Greener Transport Ltd	THETFORD 7A Burrell Way	Change of use from civil engineering & road surfacing contractors yard to road haulage contractors yard
3PL/2012/0299/LB	D & A (2127) Ltd	DEREHAM 41 Market Place	Proposed rear extension at first floor level and alterations
3PL/2012/0295/LB	Mr Stephan Phillips	OVINGTON King Row Hall King Row	Conversion of out-building for recreational use

BRECKLAND COUNCIL

PLANNING COMMITTEE

List of decisions made by the Breckland Council under the agreed terms of delegation.

Permission

3NM/2012/0027/NMA	Mr C Taylor	ROCKLANDS Cozy Cottage Mill Lane	Amendment to 3PL/2011/1037/F in respect of reduce size of garage
3NM/2012/0025/NMA	Mr David Biggs	EAST TUDDENHAM 1 The Retreat Mattishall Road	Amendment to pp 3PL/2011/1078/F - change of roof tiles
3NM/2012/0023/NMA	Mr & Mrs P Bacon	HARDINGHAM Brownes Farm Dereham Road	Amendment to pp 3PL/2011/049 - revise windows on rear elevation
3NM/2012/0021/NMA	Mr Terry Panter	BESTHORPE Cherry Tree Barn Norwich Road	Reposition garage, increase roof pitch, weatherboarding to South & clad North elevation (Amendment to 05/1400)
3DC/2012/0052/DOC	Ms Wendy Anderson	HOCKHAM Home Hall Vicarage Road	Discharge of condition no. 5 on pp 3PL/2008/1562/F
3DC/2012/0026/DOC	J D Wetherspoon PLC	THETFORD Red Lion Inn Market Place	Discharge of condition 12 on 3PL/2011/1007/F
3DC/2012/0025/DOC	JD Wetherspoon PLC	THETFORD Red Lion Inn Market Place	Discharge of condition 9 on 3PL/2011/1008/LB
3TL/2012/0007/TL	Mr & Mrs J M Ollett	MUNDFORD 5 Swaffham Road	Erection of two storey dwelling and detached garage

BRECKLAND COUNCIL

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List of decisions made by the Breckland Council under the agreed terms of delegation.

Permission

3TL/2012/0006/TL	Barchester Healthcare	THETFORD Ford Place Care Home Ford Street	Extension of time limit on 3PL/2009/0007/F & 3PL/2009/0021/LB (Extension - Dayroom)
3PL/2012/0228/LB	Mr Jobbins	ELSING The Guildhouse Rectory Road	Replace front,side & rear first floor windows
3PL/2012/0203/LB	Greene King Ltd	DEREHAM The Bull 25 High Street	Install 1 no wall mounted poster holder
3PL/2012/0196/LB	Hood Vores & Allwood Solicit	DEREHAM The Priory and 17 Church Street	Erection of 4 no. fascia signs to front & gable end elevation (non-illuminated)
3PL/2012/0192/CU	The Evans Trust	ATTLEBOROUGH Foundation House 3-7 Maurice Gaymer Road	Change of use to B1/2 (unit3) & B1/2&8 (unit4,5,6&7) (B1/Business, B2/Gen industry, &B8 Storage/distribution
3PL/2012/0184/LB	Dr Jo Connolly	THOMPSON Magnolia Cottage 22 Pockthorpe Lane	Internal alterations to layout of cottage, external alterations/reburbishment & new single storey extension
3PL/2011/1300/CU	Mrs Cherry Vincent	WATTON 41A Dereham Road	Change of use of "granny annexe" to independent residential unit
3PL/2012/0379/F	Mr N Rodgers	BEETLEY York Glen High House Road	Extension to side

BRECKLAND COUNCIL

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List of decisions made by the Breckland Council under the agreed terms of delegation.

Permission

3PL/2012/0377/F	Mr & Mrs S Dennett	CASTON Highgate The Street	Two storey extension incorporating existing garage into accomodation & detached replacement double garage
3PL/2012/0348/F	Mr & Mrs Lightfoot	STOW BEDON/BRECKLES 1 Hall Cottages Lower Stow Bedon	Demolish rear conservatory & erect 2 storey rear extension, partly over existing rear single storey section
3PL/2012/0347/F	PCR Properties	DEREHAM Site adjacent Toftwood Stores Westfield Road	Minor material amendment to pp 3PL/2010/1276/F - revised design
3PL/2012/0346/F	Mr Peter Riches	WHINBURGH/WESTFIELD Archers Farm Whinburgh Road	Purpose built steel framed building for grain storage (to replace old storage system)
3PL/2012/0345/F	Mr & Mrs P Brown	HOLME HALE AND NECTON 1 Southview Cottages	Single storey rear extension
3PL/2012/0344/F	J J Davey	GREAT ELLINGHAM Cherry Tree Farmhouse Long Street	Installation of a three small scale wind turbines (14.97m to hub, 5.6m diameter blades)
3PL/2012/0340/F	Mr R Dawson	SHROPHAM Adjacent Faraway Hargham Road	Erection of bungalow & garage
3PL/2012/0338/F	Mr B Schadla-Hall	SAHAM TONEY Cutbush House White Hall Lane	Erection of 2 storey extension to the side of dwelling

BRECKLAND COUNCIL

PLANNING COMMITTEE

List of decisions made by the Breckland Council under the agreed terms of delegation.

Permission

3PL/2012/0337/F	Mr & Mrs Spalding	GREAT DUNHAM Sunnyside Litcham Road	Erection of single storey rear extension
3PL/2012/0319/F	The Wolf Brewery	BESTHORPE Decoy Farm Norwich Road	Ext. to extg bdg, erection of cask store, 2 portacabins for use as offices, reinstate access & other works
3PL/2012/0315/F	Dr A J Maule & Dr M I Boulton	MATTISHALL 17 and 21 South Green	Part demolish rebuild extend 17, create linking doorway between 17 and 21, replace windows/repair pointing to 21
3PL/2012/0314/F	Mr & Mrs P Waldron	GARBOLDISHAM Garboldisham Hall Manor Road	Erection of tractor shed to accommodate garden maintenance equipment
3PL/2012/0312/F	R T J Builders Ltd	DEREHAM Adjacent to 42 Theatre Street	Erection of 2 storey dwelling, parking areas and access (permitted 3PL/2010/0791/F) to include 2 storey side extension
3PL/2012/0311/F	Miss R Owen	BRADENHAM 28 Mill Hill	Demolish existing lean-to side extension and erection of two storey side extension with alterations
3PL/2012/0310/F	Mr Mike Fields	SAHAM TONEY Ploughboy Lane	Erection of two storey dwelling with attached garage & new vehicular access
3PL/2012/0309/F	Mr David Matthews	GREAT ELLINGHAM Broadmarsh Farm Long Street	Installation of a two small scale wind turbines (14.97m hub, 5.6m diameter blades)

BRECKLAND COUNCIL

PLANNING COMMITTEE

List of decisions made by the Breckland Council under the agreed terms of delegation.

Permission

3PL/2012/0306/F	The Church of Jesus Christ of	THETFORD Church of the Latter Day Saints Station Road	Front, rear/side extension, new escape door/window, timber fence, reposition kerb & 2 lighting columns, remove store
3PL/2012/0291/F	Mr & Mrs M Evans	GREAT ELLINGHAM Meadow View Watton Road	Proposed extensions, alterations and replacement detached garage
3PL/2012/0290/F	Mr I Spaul	ASHILL 28 Fairholme Close	Erection of a car port & extend parking area
3PL/2012/0289/F	Mr Chris Skip	THETFORD 93, 95 & 97 Fairfields	Additional pitched roof with dormers and velux lights to rear slope
3PL/2012/0288/F	Mr & Mrs Morter	BRISLEY Sunnyside House School Road	Erection of house & detached double garage
3PL/2012/0285/F	Mr W & Mrs A Woods	NORTH ELMHAM Willow Cottage Broom Green	Proposed annexe & alterations/extension works
3PL/2012/0283/F	George J Goff Ltd	BEETLEY Roosting Hill Quarry Dereham Road	Erect agricultural livestock building, retention of small single storey outbuildings & close part of access road
3PL/2012/0282/F	Mr R Ludlow	SWAFFHAM 6 Beech Close	Loft conversion to create bedrooms/ensuite and new pitched roof to existing garage

BRECKLAND COUNCIL

PLANNING COMMITTEE

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Permission

3PL/2012/0279/F	Mrs J Kaye	THOMPSON Redbrick Farmhouse Tottington Road	MMA to 3TL/2010/0050/TL (3PL/2007/0994/F - Erection of replacement dwelling)(slight increase in footprint&alterati
3PL/2012/0262/F	Healthcare Homes Group Limit	BEETLEY Bilney Hall Care Home East Bilney	Proposed 10 bed single-storey extension to existing residential care home
3PL/2012/0258/F	Mr & Mrs S Udal-Barrett	DEREHAM 7 Quebec Road	Conversion & extension to domestic outbuilding to form hairdressers & alterations to house including raising roof
3PL/2012/0251/F	Mr Graham Hancy	BANHAM White House Farm The Moor	Installation of a single small scale wind turbine (14.97m to hub, 5.6m diameter blades)
3PL/2012/0250/F	Mr Matthew Smith	NORTH PICKENHAM Park View Houghton Lane	Demolish existing single storey kitchen, erect two storey rear extension, internal alterations and front
3PL/2012/0243/F	Mr K Sears	THETFORD Anglia House 24-26 Bridge Street	Change of use of offices to 3 residential apartments
3PL/2012/0240/F	Mr H Clark	MATTISHALL Holme Farmhouse Old Hall Road	Demolish flat roof extension & erect two storey rear extension & detached two bay garage with attached store
3PL/2012/0239/A	B P Oil Uk Limited	THETFORD Ickniel Way SF2 Connect Norwich Road	1 M&S advert on extg MID Sign, 1 Wild Bean Cafe Sign,2 poster boards, 1 M&S Bullnose shutter box & wall sign illuminated

BRECKLAND COUNCIL

PLANNING COMMITTEE

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Permission

3PL/2012/0238/F	Mr T Birt	OVINGTON Stone House Farm The Street	Installation of single small scale wind turbine (20m hub height, 7m diameter blade)
3PL/2012/0167/F	Foulger Transport Ltd	ROUDHAM/LARLING Roudham Road	Rear Open Sided Canopy
3PL/2012/0144/F	Mr & Mrs M Geary	CRANWICH Field Barn Cottage Feltwell Road	Two storey rear extension and single storey rear extension including new roof over existing bathroom

Refusal

3PL/2011/1423/F	Miss N S L Gilbert	SHIPDHAM Ash Farm King Row	Erection of six solar/wind powered external lights (retrospective)
3PL/2012/0157/D	Mr Adrian Sellars	WATTON 1 West Road	Erection of house and garage
3PL/2012/0161/O	Mr K Trumpess	BRIDGHAM Site Adjacent Corner House Chapel Lane	Erection of 1 1/2 storey dwelling and detached garage
3PL/2012/0237/F	Mr Graham Hancy	BANHAM Heath House Farm Winfarthing Road	Installation of a three small scale wind turbines (14.97m to hub, 5.6m diameter blades)
3PL/2012/0245/F	Mr S Rowling	SAHAM TONEY Land off Richmond Road	Erection of 4 new dwellings with garages & means of access

BRECKLAND COUNCIL

PLANNING COMMITTEE

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Refusal

3PL/2012/0261/F	Mr Mark Mitchell	GRESSENHALL Lodge Barn 1 Chequers Lane	Installation of a single small scale wind turbine (14.97m to hub, 5.6m diameter blades)
3PL/2012/0264/F	Eaglehawk Properties Ltd	YAXHAM Yaxham Mill Norwich Road	C/U of office, laundry storeroom, foyer into 2 storey dwelling with ground floor extension
3PL/2012/0313/O	MJT Developments	WATTON Adj 60 Norwich Road	Erection of new dwelling
3PL/2012/0317/F	RNLI & St Johns Ambulance	HOLME HALE Scants Corner Browns Lane	Proposed barn conversion to residential
3PL/2012/0339/F	Mr & Mrs Wilson-Gotobed	LYNG Yew Tree Farm Primrose Green	Conversion/extension of existing toilet/shower block to annex
3PL/2012/0341/F	Mrs J Redshaw-Anthony	ICKBURGH Forest Lodge High Ash	Proposed showroom building
3PL/2012/0430/LU	Mrs A Stanley	SHIPDHAM Copelands Farm Carbrooke Lane	Erection of stable and associated stores (Certificate of Lawfulness)
3NM/2012/0026/NMA	Mr J Vaughan	HARDINGHAM Meadow Barn Manson Green	Amendment to pp 3PL/2010/031 - changing size of windows, roof height, increase length of lobby

BRECKLAND COUNCIL – DEVELOPMENT CONTROL DEPARTMENT

ENFORCEMENT ITEMS –11 June 2012

ATTLEBOROUGH – MR & MRS JONES, LEYS LANE (2008/0190/CAS)

Unauthorised scrap/vehicles taking place on a parcel of agricultural land. Instructions sent to Norfolk County Council 12 June 2008. Enforcement Notice served has until 20 December 2008 to remove all unauthorised storage and 20 April 2008 to re-instate the land. Appeal submitted 14 November 2008. Inquiry held 21 April 2009, existing notice to be withdrawn and new notice to be served to incorporate extra land Enforcement Notice served has until 24 December 2009 to remove all unauthorised storage and 24 February 2010 to re-instate the land. Appeal submitted 10 September 2009. Appeal dismissed and Enforcement Notice upheld 16 June 2010. Has until 16 October 2010 to comply with the requirements of Step 1 of the Notice, and until 16 December 2010 to comply with the requirements of Step 2 of the Notice. Planning application submitted on 12 November 2010 for the change of use of land for siting of 9 caravans and four touring caravans, replace 3 static and 2 tourers and associated works reference number 3PL/2010/1231/F. Planning application refused by Development Control Committee on 7 March 2011. Planning application submitted for Change of use of land for siting of 6 static caravans & 2 tourers, erection of general purpose building & assoc. work, reference number 3PL/2011/0419/F. Planning permission refused consent 5 December 2011. Site inspection pending

COLKIRK, MR & MRS REEVE, NORTH POLE FARM (2009/0072/CAS)

Unauthorised mobile home on agricultural land, instructions to serve Enforcement Notice sent to Norfolk County Council 10 March 2009. Requisition for Information served. Planning application submitted for change of use of land for stationing of mobile home to supervise new agricultural business. Planning permission refused 27 July 2009. Enforcement Notice served has until 26 April 2010 to comply. New Enforcement Notice issued as previous one returned by post office, has until 15 August 2010 to comply. Appeal submitted 17 February 2010. Appeal dismissed and Enforcement Notice upheld. Notice corrected and varied. Period for compliance extended from 6 to 9 months, now has until 22 March 2011 to comply with the requirements of the Notice. Instructions to commence prosecution proceedings sent to nplaw 30 March 2011. Direct Action authorised by the Development Control Committee on 31 October 2011. Direct action arranged with bailiffs to commence on or shortly after 23 April 2012. **Site inspection 20 April 2012, mobile unit stripped of all fixtures/fittings and now incapable of being used for residential use. The unit is currently used as a lambing shelter/agricultural storage and as such no breach taking place. Direct action cancelled**

ASHILL, MR G ROSE, OLD GARAGE SITE (2009/0216/CAS)

Unauthorised residential use of mobile home, planning permission for the temporary siting of mobile home refused reference number 3PL/2008/0323/F. New planning application pending. New planning application submitted on 14 October 2009 for the temporary standing of mobile home (retrospective) reference number 3PL/2009/0960/F. Planning permission refused 01 December 2009. Instructions to serve an Enforcement Notice sent to Norfolk County Council 15 January 2010. Enforcement Notice served has until 21 December 2010 to comply. Enforcement Notice withdrawn new planning application pending. Planning application submitted for proposed dwelling reference number 3PL/2011/0232/F. Breckland solicitor is in consultation with Mr Roses solicitor with a view to submitting an appeal. Appeal submitted 28 December 2011

BILLINGFORD, MR TODD, LAND OFF B1145, NORTH ELMHAM ROAD

Unauthorised works to agricultural land. Stop Notice and Planning Enforcement Notice served 8 June 2010. Stop Notice took effect immediately. Planning Enforcement Notice effective from 12 July 2010, has until 12 December 2010 to comply with steps 3 to 5 of the Notice. Discussions taking place with English Heritage

HARLING, FOREST HOLIDAYS, THORPE WOODLANDS (2010/0231/CAS)

Unauthorised residential caravans being occupied on a permanent basis by site warden and relatives. Instructions to serve an enforcement notice sent to Norfolk County Council on 9 July 2010. Site Meeting pending with solicitor and owner, further legal advice being sought. Legal advice received, report sent to client

SAHAM TONEY, MR JAY, OTTERWOOD KENNELS (2010/0354/CAS)

Unauthorised residential occupation and standing of mobile home, joinery workshop/paint stripping business and storage of non agricultural items on agricultural land. Instructions to serve an enforcement notice sent to Norfolk County Council on 20 December 2010. **Enforcement Notice served has until 07 May 2013 to remove mobile home and caravan, has until 7 November 2012 to comply with remainder**

GARVESTONE, MR & MRS HANNANT, BENSERS FARM (2010/0366)

Unauthorised mobile home situated on agricultural land with the benefit of planning permission. Instructions to serve an enforcement notice sent to nplaw on 22 June 2011. Enforcement Notice served has until 30 August 2012 to comply

WATTON, RICHMOND PARK GOLF CLUB (2011/0013/PAR)

Unauthorised erection of four units of holiday accommodation, planning permission refused on 1 April 2011 for variation of condition 2 on planning permission 3PL/2006/1163/F, alteration to layout, fenestration & external balconies. Instructions to serve enforcement and stop notice sent to nplaw 13 May 2011. Enforcement Notice served on 5 July 2011 has until 8 February 2012 to comply. Site inspection carried out 24 February 2012 external balconies removed

ATTLEBOROUGH, MR MOWSER, UNIT 2, 1 HIGH STREET (2011/0014/CAS)

Unauthorised works carried out to Listed Building consisting of replacement window joinery and the removal of hood mold. Retrospective planning permission refused consent on 2 November 2010 reference number 3PL/2010/0964/LB. Instructions to serve an enforcement notice sent to nplaw on 21 February 2011. Enforcement Notice served has until 13 June 2012 to comply

NECTON, MR & MRS MASSEY, 6 TUNS ROAD, (2011/0036/CAS)

Unauthorised wooden lean-to structures and associated storage taking place in front of the principle elevation of the dwelling house. Instructions to serve an enforcement notice sent to nplaw on 9 March 2011. Enforcement Notice served on 5 July 2011 has until 8 October 2011 to comply. Site inspection carried out notice not complied with, nplaw to write to owners. Enforcement Notice partly complied with, report sent to nplaw for legal opinion

BANHAM, FIELDVIEW, MR SMITH (2011/0083/CAS)

Unauthorised conversion of dwelling into three separate independent residential units. Instructions to serve an enforcement notice sent to nplaw. Enforcement Notice served has until 16 May 2012 to comply

BANHAM, WESTVIEW, MR SMITH (2011/0085/CAS)

Unauthorised conversion of garage into independent residential unit. Instructions to serve an enforcement notice sent to nplaw. Enforcement Notice served has until 16 January 2012 to comply. Site inspection pending

THETFORD, MR HAVAL SHOKIR, 11 WHITE HART STREET (2011/0152/CAS)

Unauthorised redecoration and signage to shop front of 11 White Hart Street which is a Grade II Listed Building. Instructions sent to nplaw to serve a listed building enforcement notice. Listed Building Enforcement Notice served has until 04 May 2012 to remove shop signage, security camera and burglar alarm

LYNG, MR WARD, 1 HEATH ROAD (2011/0152/CAS)

Unauthorised timber fence to north/east boundary, retrospective planning permission refused consent on 27 June 2011 reference number 3PL/2011/0359/F. Appeal pending. Appeal submitted on 14 October 2011, received after the time limit Planning Inspectorate unable to take any action. Instructions sent to nplaw to serve enforcement notice 23 January 2012 . **Revised planning application pending**

MATTISHALL, CLOVER PADDOCK, MILL LANE (2011/0240/CAS)

Unauthorised residential mobile home and touring caravan sited on a parcel of agricultural land. Instructions sent to np law to serve enforcement notice 21 September 2011. Meeting requested by applicants solicitor, two meetings arranged by planning officer both cancelled by applicants solicitor. Planning application submitted for Retention of 1 static home, 2 touring caravans, laundry room 2 sheds, fences, access/splays parking, c/u agricultural land to residential reference number 3PL/2012/0080/F. **Planning permission granted 14 May 2012**

GRISTON, MR LOND-CAULK, THE BARN, (2011/0302/CAS)

Unauthorised link created between house and garage and conversion of garage into a day room. Planning permission refused consent on 3 November 2011 reference number 3PL/2011/0613/F. Letter sent to Mr Lond-Caulk on 11 November 2011. Appeal pending. Appeal submitted. Appeal dismissed 6 March 2012, revised planning application pending

MATTISHALL, MR BLACKMAN, 19 DEREHAM ROAD (2012/0029/CAS)

Unauthorised large shed and small shed sited adjacent to Mattishall post office and general store. Planning permission refused consent 14 September 2011. Appeal submitted and subsequently dismissed on 13 January 2012. Revised planning application pending

SPORLE, MR & MRS LAMBERT, 33 THE STREET (2012/0030/CAS)

Unauthorised front porch erected. Instructions sent to nplaw to serve enforcement notice 23 January 2012. Enforcement Notice served 23 March 2012, front porch to be removed by 1 August 2012

DEREHAM, MR EGMEN, PENHILL, ETLING GREEN (2012/0055/CAS)

Unauthorised mobile home, decking, sheds and garage, stables, ménage and lighting and parking of additional two lorries. Planning permission refused on 8 December 2011 for the provision of static caravan, double garage, sheds and decking area reference 3PL/2011/0895/F. Planning application submitted for change of use of land for parking provision for additional two lorries reference 3PL/2011/0896/CU, application withdrawn 22 November 2011. Instructions sent to nplaw to serve enforcement notice and planning contravention notice 28 February 2012. Planning Contravention Notice served on 26 March 2012.

ATTLEBOROUGH, LITTEN PROPERTIES, FLAT 1 QUEENS HOUSE, QUEENS SQUARE, ATTLEBOROUGH (2012/0073/CAS)

Unauthorised use of flat roof balcony contrary to condition 2 on 3PL/2007/1992/F. Client authorisation given to pursue formal enforcement action 30 March 2012. Instructions to serve enforcement notice sent to np Law 10 April 2012.

DEREHAM, MR GUERIN, GALLEYMOOR FARM, NEATHERD MOOR (2012/0103/CAS)

Unauthorised boundary wall. Client authorisation given to pursue formal enforcement action 16 March 2012. Instructions sent to np Law to serve enforcement notice 27 April 2012.

ATTLEBOROUGH, MR JOY, THE CARAVAN, BUNNS BANK (ENF/2012/0113/CAS)

Breach of planning condition relating to removal of caravan on planning permission 3PL/2002/0052/F. Client authorisation given on 12 March 2012 to serve a breach of condition notice. Instructions sent to nplaw to serve breach of condition notice 23 May 2012

NECTON, MR THOMPSON, TOWN FARM, CHANTRY LANE (ENF/2012/0133/CAS)

Unauthorised car sales and workshop. Planning permission refused on 11 April 2012 reference number 3PL/2012/0159/F. Instructions sent to nplaw to serve enforcement notice 25 April 2012

ATTLEBOROUGH, CROWS HALL FARM (ENF/2012/0194/CAS)

Unauthorised front fence. Client authorisation given to pursue formal enforcement action 21 May 2012. Instructions sent to nplaw to serve enforcement building enforcement notice 23 May 2012

THETFORD, MR RIBERIO, 51 CASTLE STREET (ENF/2012/0204/CAS)

Unauthorised works to listed building, Client authorisation given to pursue formal enforcement action 17 May 2012. Instructions sent to nplaw to serve listed building enforcement notice 23 May 2012

DEREHAM, MR & MRS POWLES, 19 SCHOOL LANE (ENF/0207/CAS)

Unauthorised shed. Client authorisation given to pursue formal enforcement action 23 May 2012. Instructions sent to nplaw to serve listed building enforcement notice 23 May 2012

PLANNING COMMITTEE 11 June 2012.
MATTERS FOR INFORMATION

APPLICATIONS DETERMINED BY NORFOLK COUNTY COUNCIL

Reference No.	Applicants Name	Location	Proposal	Decision
3CM/2011/0040F	North Tuddenham Parish Council	Low Road Farm Low Road West	Community Recycling Scheme	Approval with conditions